

**GENERAL NOTES**

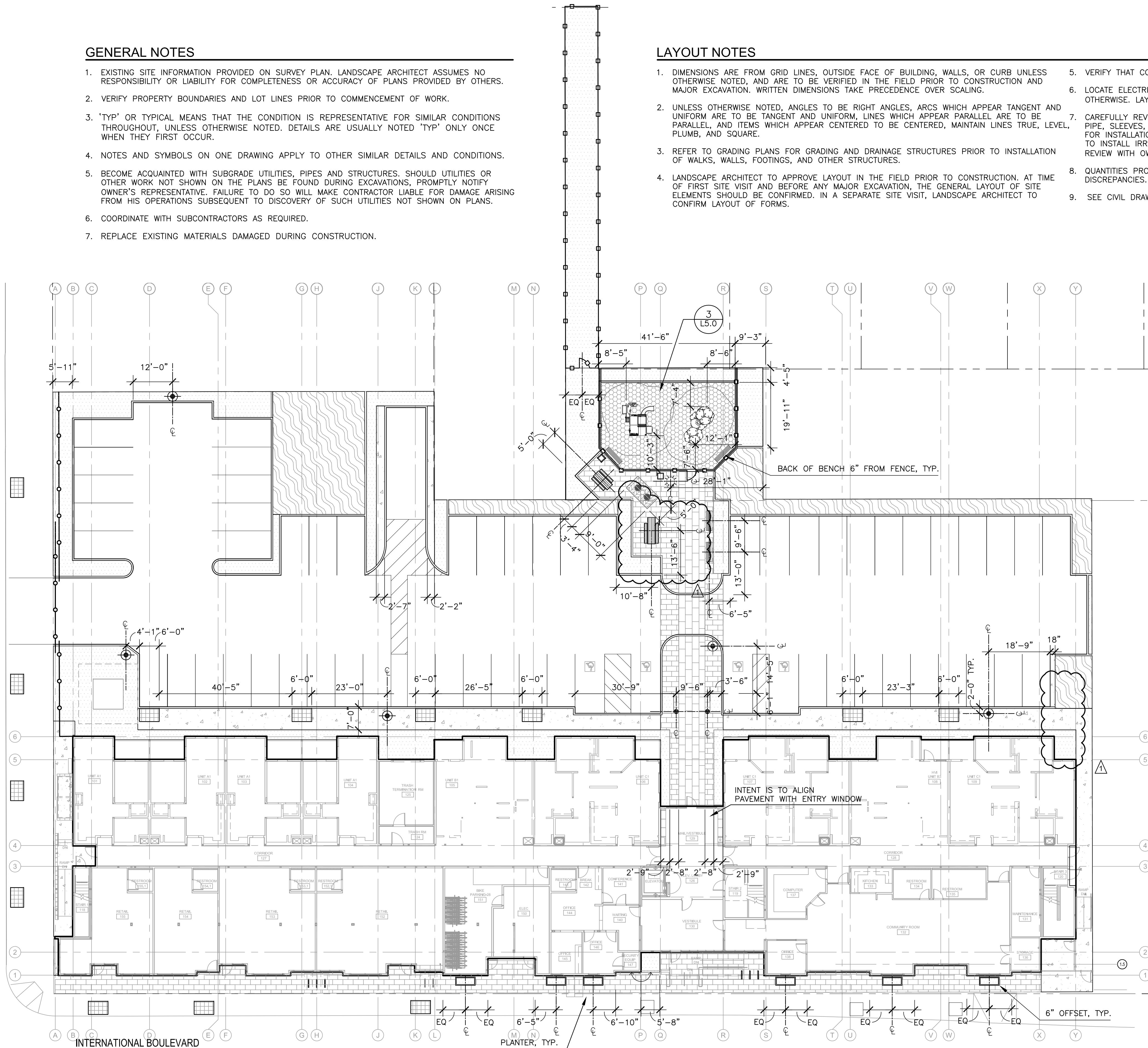
- EXISTING SITE INFORMATION PROVIDED ON SURVEY PLAN. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
- VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.
- 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
- NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
- BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
- COORDINATE WITH SUBCONTRACTORS AS REQUIRED.
- REPLACE EXISTING MATERIALS DAMAGED DURING CONSTRUCTION.

**LAYOUT NOTES**

- DIMENSIONS ARE FROM GRID LINES, OUTSIDE FACE OF BUILDING, WALLS, OR CURB UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
- UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
- REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
- LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
- VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
- LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
- CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
- QUANTITIES PROVIDED ARE FOR INFORMATION ONLY, VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
- SEE CIVIL DRAWINGS FOR LAYOUT OF VEHICULAR ELEMENTS.

**SYMBOLS & ABBREVIATIONS**

- CENTERLINE
- PROPERTY LINE
- DETAIL IDENTIFICATION NO.
- DRAWING NO. WHERE DETAIL OR SECTION IS LOCATED
- EQ EQUAL
- TYP. TYPICAL
- LEGEND FOR SITE FURNISHING SEE SHEET L2.0



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revisions number	date
PLAN CHECK	8-27-15
BID SET	9-24-15
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**94th AND INTERNATIONAL**  
9400 INTERNATIONAL BLVD  
OAKLAND, CA 94603

issue date 11/09/2015  
scale 1/16"=1'-0"

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drawn KO, JH  
checked CK

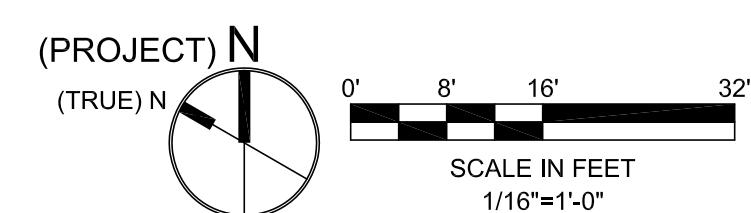
file name Lp-L1.0 Layout  
job number 201517.00

drawing LAYOUT PLAN

sheet number

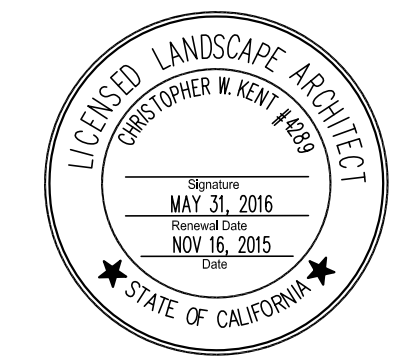
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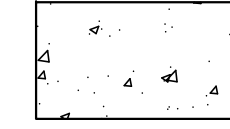
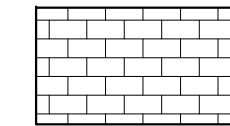
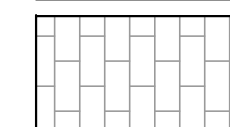
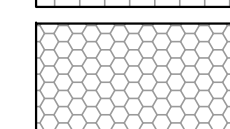
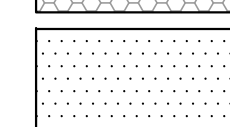
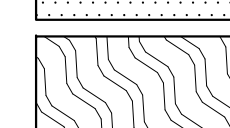
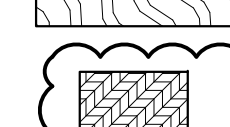
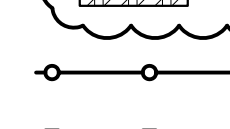
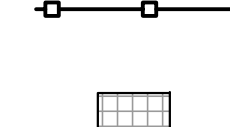
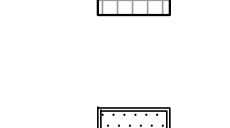
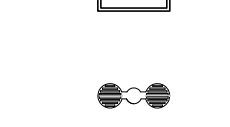
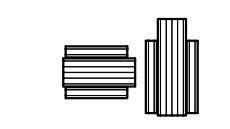

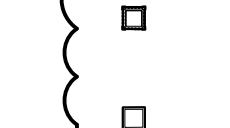
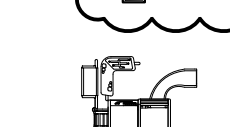
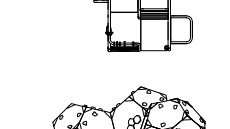
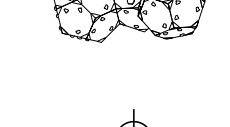
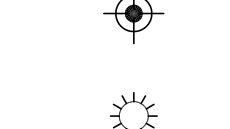
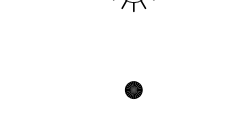



94TH AVENUE

INTERNATIONAL BOULEVARD



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**MATERIAL LEGEND**

-  AC PAVING, S.C.D.
-  CONCRETE PAVING, TYP.
-  PERMEABLE PAVING, TYPE A, TYP. SEE 1/L5.0
-  PERMEABLE PAVING, TYPE B, TYP. SEE 1/L5.0
-  RUBBER SAFETY SURFACING, SEE 2/L5.0
-  PLANTING AREA, SEE PLANTING PLAN
-  STORMWATER TREATMENT AREA, SEE PLANTING PLAN
-  DECOMPOSED GRANITE, SEE 5/L5.0
-  VEHICULAR GATE
-  FENCING AND GATE AT PLAY AREA
-  TREE GRATE, TYP. SEE 4/L5.0
-  PLANTER, TYP. SEE 1/L5.1 2/L5.1
-  BBQ GRILL
-  PICNIC TABLE, TYPES A AND B
-  BENCH, TYP.
-  TRASH CAN
-  ASH CAN
-  PLAY STRUCTURE, TYPE A, SEE 1/L5.3
-  PLAY STRUCTURE, TYPE B, SEE 2/L5.3
-  20' POLE LIGHT
-  12' POLE LIGHT
-  44" LIGHT BOLLARD
-  BIKE RACKS

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 9400 INTERNATIONAL BLVD  
 OAKLAND, CA 94603

issue date 11/09/2015  
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drawn JH, KO  
 checked CK

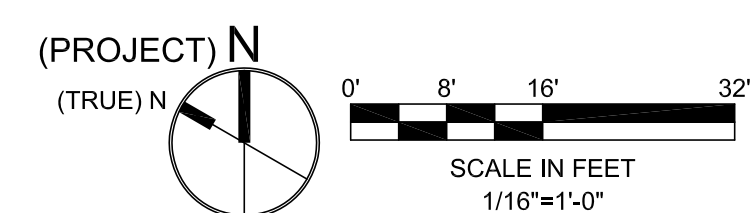
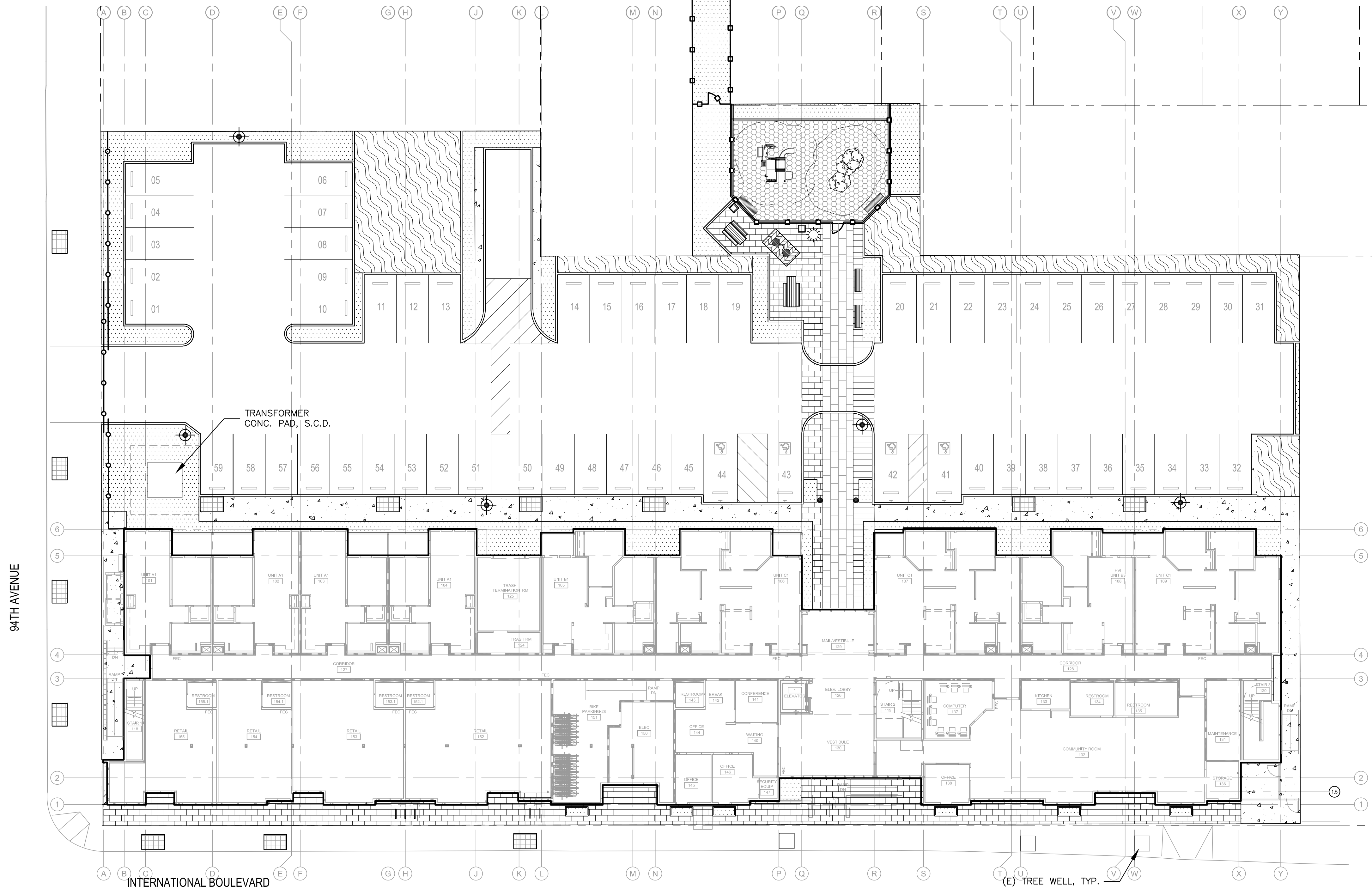
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 job number 201517.00

drawing MATERIALS PLAN

sheet number

**L2.0**

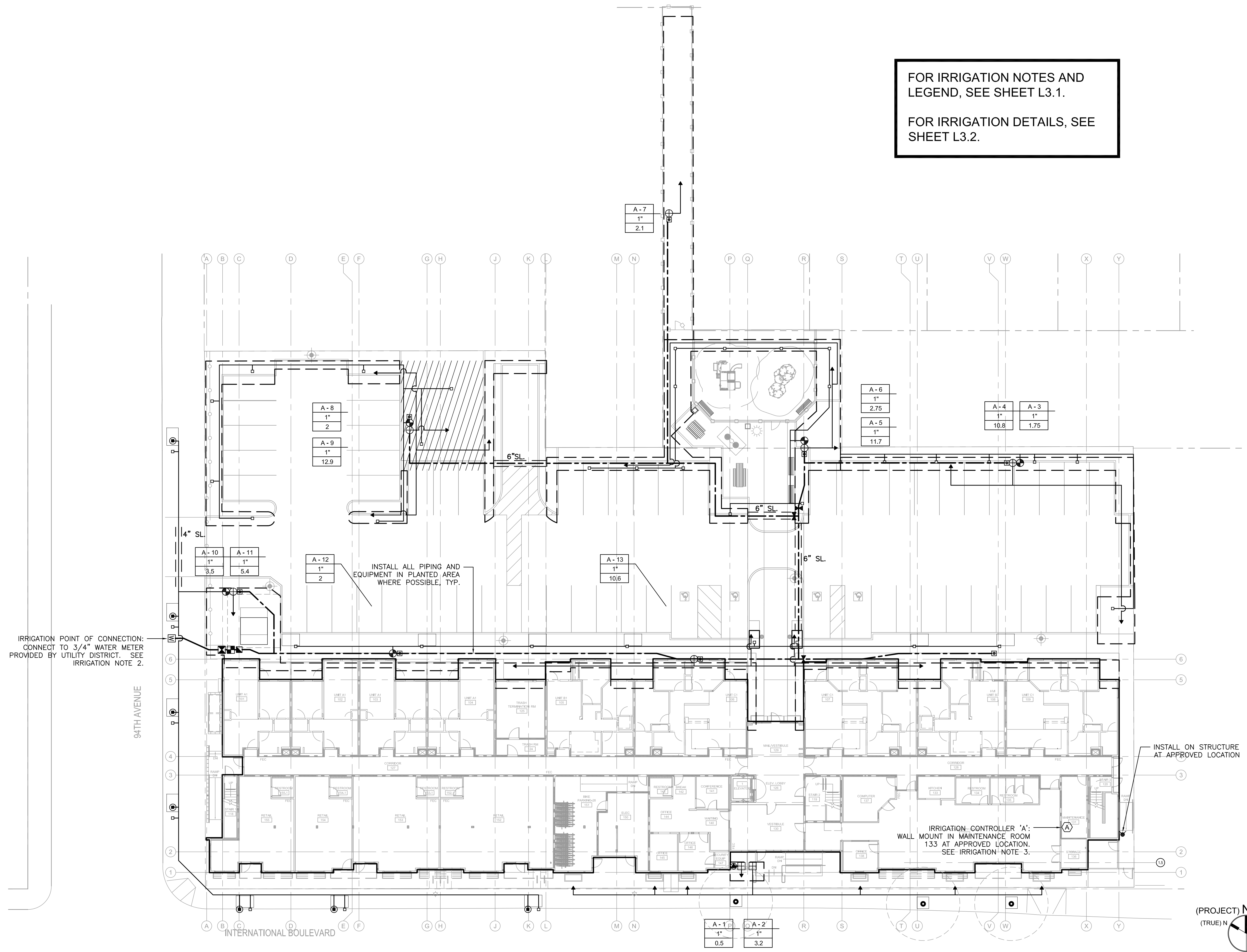
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FOR IRRIGATION NOTES AND LEGEND, SEE SHEET L3.1.  
 FOR IRRIGATION DETAILS, SEE SHEET L3.2.



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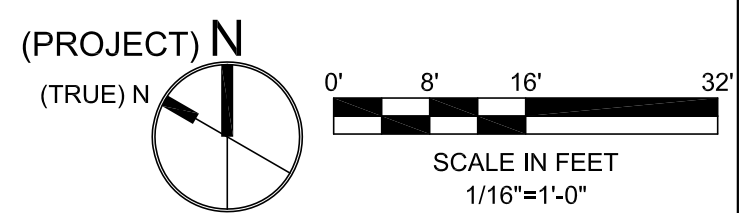
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 file name Lp-L3.0 Irrigation  
 job number 201517.00

IRRIGATION PLAN  
 sheet number

**L3.0**  
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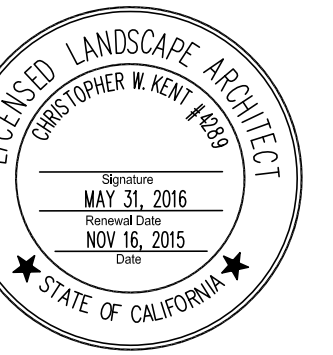


**IRRIGATION LEGEND**

SYMBOL	MODEL	DESCRIPTION	PSI	GPM
•	HEB-20	HUNTER PRESSURE COMPENSATING EMITTER INSTALL ON FLEX PVC RISER	30	2 GPH
◻	PCB-25	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX PVC RISER	30	0.25
⊙	RZWS-36-25-CV	HUNTER ROOT ZONE WATERING SYSTEM	30	0.25
△	ICA6-HU6-12	ITS/HUNTER CONTROLLER & CABINET ASSEMBLY		
☽	WSS-SEN	HUNTER WIRELESS WEATHER SENSOR		
☒	825YA-1" GS-1	FEBCO BACKFLOW PREVENTER - INSTALL IN GUARDSHACK ENCLOSURE		
☑	FS-100B	FLOW SENSOR		
☒	2160 - 1-1/4"	GRISWOLD MASTER REMOTE CONTROL VALVE - NORMALLY OPEN		
☒	T-113-K	NIBCO GATE VALVE - LINE SIZE		
⊕	11000 SERIES	WEATHERMATIC REMOTE CONTROL VALVE		
⊕	DRIP OR SUBSURFACE IRRIGATION CONTROL VALVE ASSEMBLY, TO INCLUDE: 11024FCR-10 PR-075-L 4EH-1AN-150	WEATHERMATIC REMOTE CONTROL VALVE JAIN 30# PRESSURE REGULATOR JAIN PRODUCTS FILTER		
⊕	FRONT ENTRY PLANTER CONTROL VALVE ASSEMBLY, TO INCLUDE: V-19-466-100 800100CH00 PR-075-L 4EH-1AN-150	CHAMPION ANTI-SIPHON VALVE BODY SUPERIOR VALVE ACTUATOR JAIN 30# PRESSURE REGULATOR JAIN PRODUCTS FILTER		
☒	33 DNP	RAIN BIRD QUICK COUPLING VALVE		
◻	CE-FCH	TORO AUTOMATIC FLUSH VALVE		
▲		CONNECTION FROM LATERAL LINE TO SUBSURFACE IRRIGATION SUPPLY HEADER		
---		MAINLINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-18" COVER IN PLANTED AREAS, 30" COVER BENEATH PAVED AREAS		
---		LATERAL LINE: GENERAL LANDSCAPE: CLASS 200 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS-12" COVER IN PLANTED AREAS, 30" COVER BENEATH PAVED AREAS		
==		SLEEVE: SCH 40 PVC, SIZE AS NOTED ON PLAN.		
⊔		DRIP IRRIGATION: JAIN MODEL 1/2" ARHF-IPS ALGAE RESISTANT FLEXIBLE PVC WITH SCH 80 PVC SOLVENT WELD FITTINGS, JAIN MILOB EMITTERS.		
▨		SUBSURFACE IRRIGATION: TORO DL2000 MODEL RGP-212, 0.5 GPH EMITTER FLOW RATE, 12" EMITTER SPACING, 16" ROW SPACING; TORO LOK-EZE FITTINGS.		
A-1		CONTROLLER / STATION NUMBER		
1"		REMOTE CONTROL VALVE SIZE		
20		APPROXIMATE GPM THROUGH VALVE		

**IRRIGATION NOTES**

- IRRIGATION SYSTEM DEMAND IS 25 GPM AT 55 PSI MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION. CONFIRM STATIC PRESSURE PRIOR TO START OF WORK. NOTIFY OWNER'S REPRESENTATIVE IF STATIC PRESSURE IS LOWER THAN STATED DEMAND. IF STATIC PRESSURE IS HIGHER THAN 75 PSI, INSTALL A WILKINS #600 PRESSURE REGULATOR DOWNSTREAM OF BACKFLOW PREVENTER. ADJUST OUTLET PRESSURE TO XX PSI.
- MAKE IRRIGATION POINT OF CONNECTION AS INDICATED ON PLAN AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF BACKFLOW PREVENTER TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL IRRIGATION CONTROLLER WHERE INDICATED ON PLAN. EXACT LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER'S REPRESENTATIVE. 120 VOLT A.C. ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY BY ELECTRICAL SECTION OF CONTRACT. MAKE FINAL 120 VOLT ELECTRICAL CONNECTIONS. USE EMT METAL CONDUIT FOR INDOOR INSTALLATIONS, AND LIQUID-TITE CONDUIT FOR OUTDOOR INSTALLATIONS. INSTALL AS DETAILED AND PER MANUFACTURER'S INSTRUCTIONS. GROUND CONTROLLER AND CONFORM TO APPLICABLE LOCAL CODES.
- INSTALL FLOW SENSOR CABLE IN PVC CONDUIT FROM SENSOR TO CONTROLLER CABINET. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ADDITIONAL INFORMATION ON CABLE TYPE AND INSTALLATION REQUIREMENTS.
- THE IRRIGATION PLAN IS DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE COMPLETED. IRRIGATION EQUIPMENT OR PIPING MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND EQUIPMENT WITHIN PLANTING AREAS UNLESS OTHERWISE SHOWN ON PLANS.
- LOCATE VALVE BOXES IN PLANTED AREAS WHERE SHOWN. STAKE EXACT PROPOSED LOCATIONS OF ALL VALVE BOXES AND OBTAIN APPROVAL OF OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FULL COVERAGE IS REQUIRED. MAKE MINOR MODIFICATIONS TO DRIP OR SUBSURFACE LAYOUTS AS REQUIRED TO OBTAIN COMPLETE COVERAGE AND CONFORM TO FINAL PLANT LAYOUT AND QUANTITY.
- INSTALL CHECK VALVES ON LATERAL LINES AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE TRENCHING WITHIN DRIP LINE IS UNAVOIDABLE REVIEW WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK. USE AIR SPADE OR HAND TRENCH ONLY WITHIN THESE AREAS.
- INSTALL PIPE AND WIRE UNDER PAVING IN PVC SCH. 40 SLEEVE WHERE INDICATED ON PLAN. ELSEWHERE UNDER PAVING, INSTALL PIPE IN BED OF CLEAN SAND SURROUNDING PIPE 6" ON ALL SIDES.
- INSTALL EMITTER TUBING AS REQUIRED TO PROVIDE IRRIGATION TO ALL NEW PLANTS AS SHOWN ON PLANTING PLAN.
- LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. OPEN LINE ENDS AND FLUSH THOROUGHLY BEFORE INSTALLATION OF SPECIFIED END FLUSH CAPS AT ENDS OF ALL 1/2" LINES. ALL LINES MUST BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF EMITTERS.
- PROVIDE EMISSION POINTS AS FOLLOWS:
  - 4 2-GPH EMITTERS AT EACH 24" BOX PLANT
  - 3 1-GPH EMITTERS AT EACH 15 GAL. PLANT
  - 2 1-GPH EMITTERS AT EACH 5 GAL. PLANT
  - 1 1-GPH EMITTERS AT EACH 1 GAL. PLANT
- INSTALL EMITTERS DIRECTLY INTO 1/2" DRIP LINE. SNAKE DRIP LINE SUCH THAT ALL EMITTERS ARE WITHIN BACKFILLED AREA SURROUNDING NEWLY INSTALLED PLANTS. DO NOT USE SMALL DIAMETER DISTRIBUTION TUBING.
- STAKE EMITTER TUBING IN PLACE AND BURY AS NOTED IN SPECIFICATIONS.



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drawing IRRIGATION LEGEND

sheet number

**L3.1**

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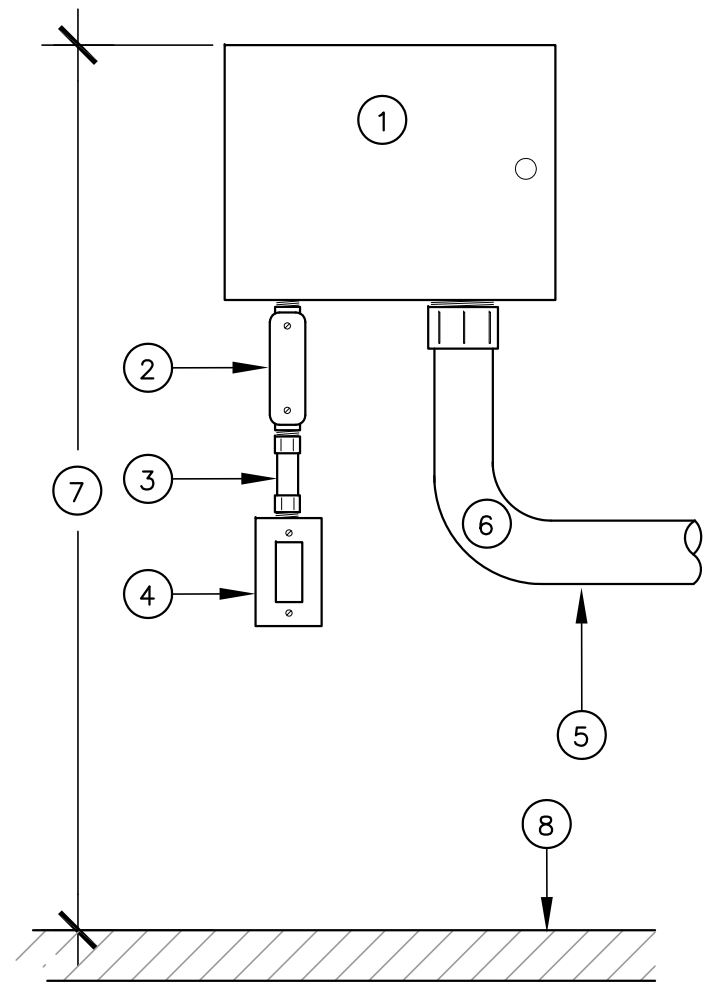
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drawing IRRIGATION DETAILS

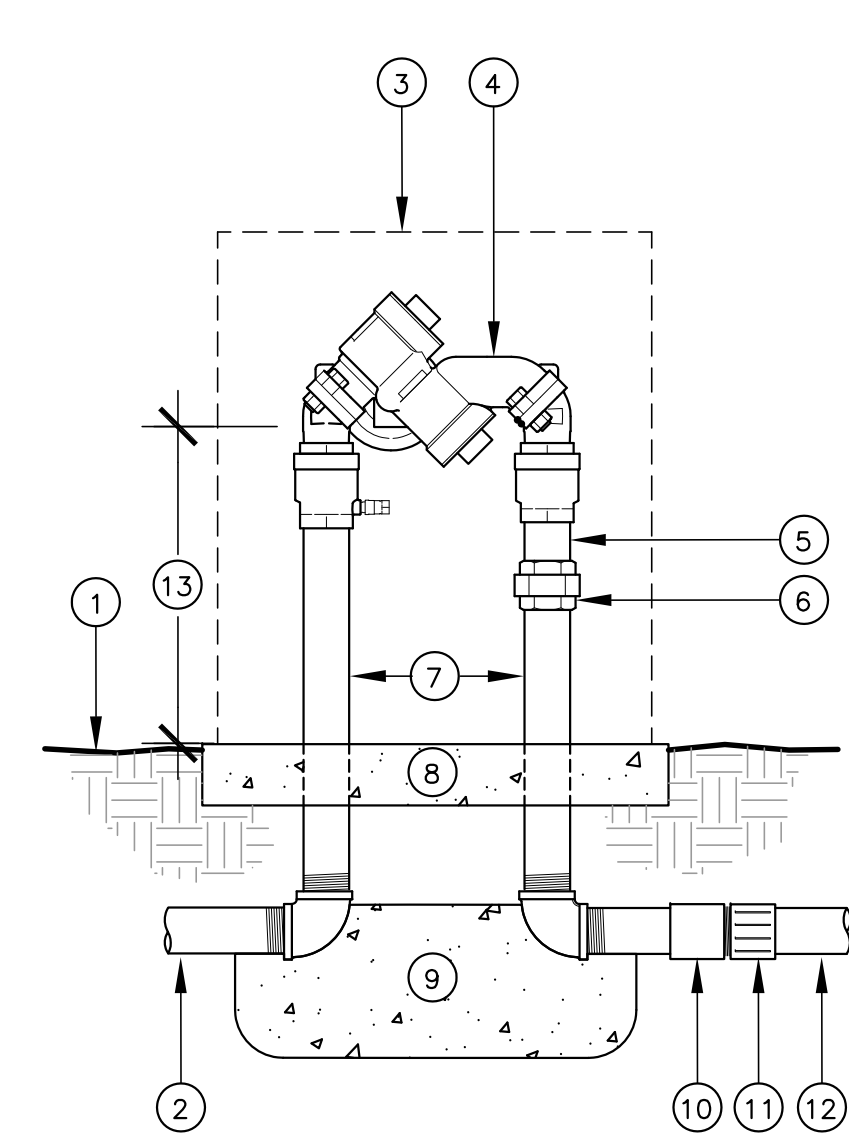
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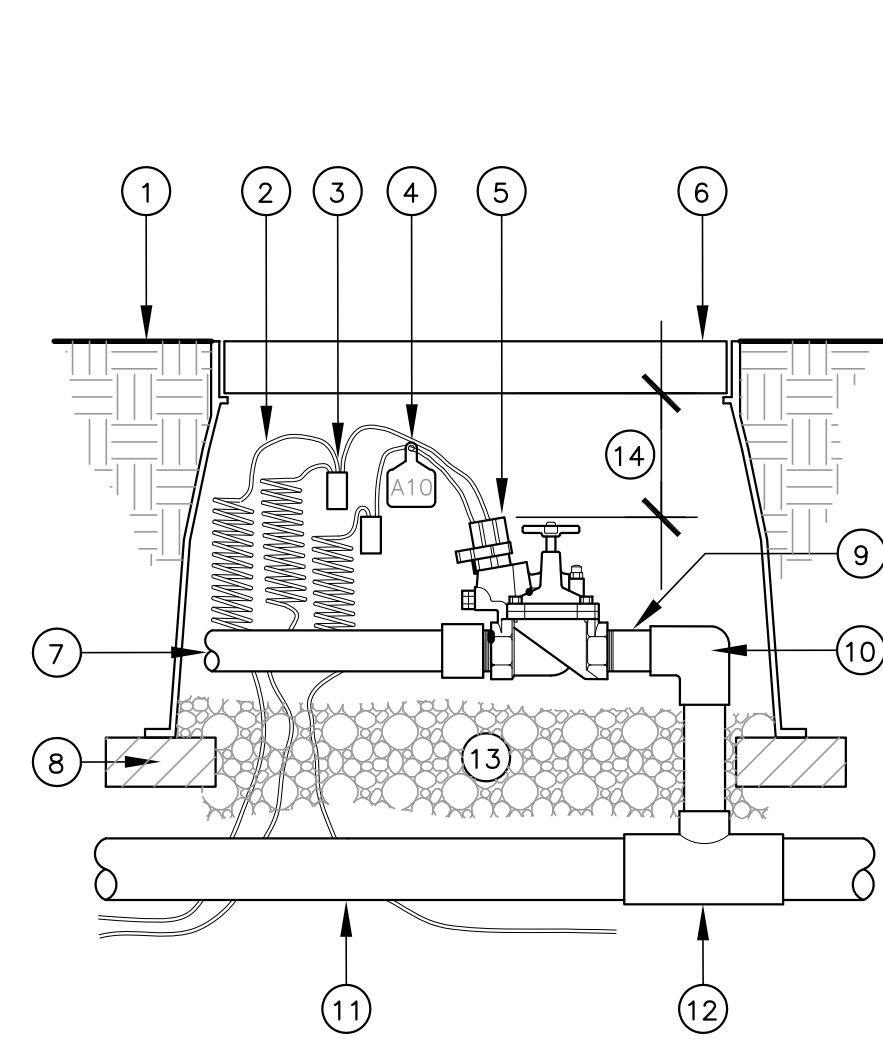
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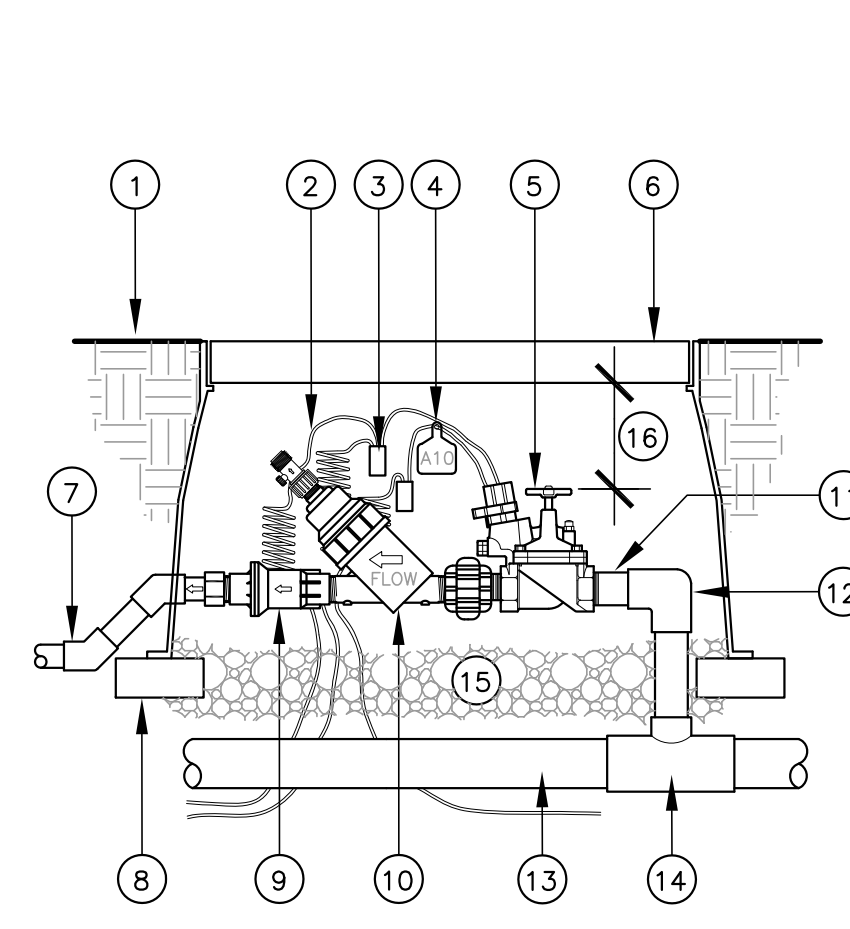
- 1 CONTROLLER
- 2 CONDUIT BODY TYPE L
- 3 EMT STEEL CONDUIT
- 4 120 VOLT POWER SUPPLY WITH GFI POWER SWITCH
- 5 LOW VOLTAGE FIELD WIRING IN CONDUIT
- 6 LONG CONDUIT SWEEP
- 7 5' OR AS DIRECTED
- 8 FINISH FLOOR



- 1 FINISH GRADE
- 2 FROM WATER METER OR P.O.C.
- 3 ENCLOSURE ASSEMBLY
- 4 BACKFLOW PREVENTER
- 5 4" PIPE NIPPLE
- 6 UNION
- 7 PIPE NIPPLES-- LENGTH AS REQ'D.
- 8 ENCLOSURE MOUNTING PER MANUFACTURER'S SPECIFICATIONS
- 9 CONCRETE THRUST BLOCK
- 10 THREADED COUPLING
- 11 PVC MALE ADAPTER
- 12 PVC MAINLINE
- 13 12" MINIMUM



- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 SCH. 80 PVC NIPPLE, T.O.E.
- 10 SCH. 80 PVC ELL, SxT
- 11 MAINLINE
- 12 SCH. 40 PVC TEE OR ELL
- 13 DRAIN ROCK
- 14 3" MINIMUM



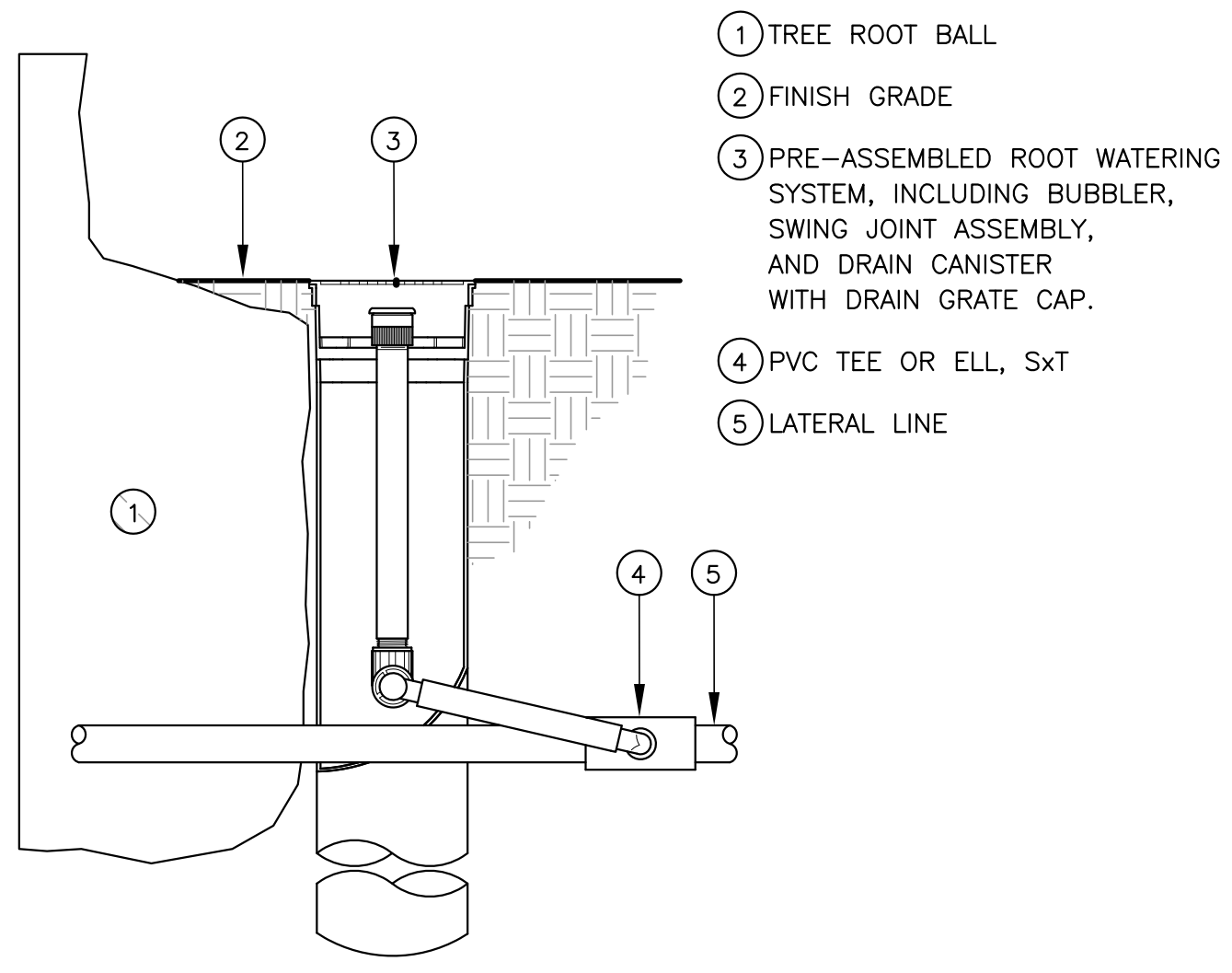
- 1 FINISH GRADE
- 2 CONTROL WIRES
- 3 WATERPROOF SPLICE
- 4 VALVE NUMBER TAG
- 5 REMOTE CONTROL VALVE
- 6 VALVE BOX
- 7 LATERAL LINE
- 8 BRICK, 4 REQ'D
- 9 PRESSURE REGULATOR
- 10 FILTER
- 11 SCH. 80 PVC NIPPLE, T.O.E.
- 12 SCH. 80 PVC ELL, SxT
- 13 MAINLINE
- 14 SCH. 40 PVC TEE OR ELL
- 15 DRAIN ROCK
- 16 3" MINIMUM

**1 CONTROLLER - INDOOR WALL MOUNT**  
 SCALE: NTS

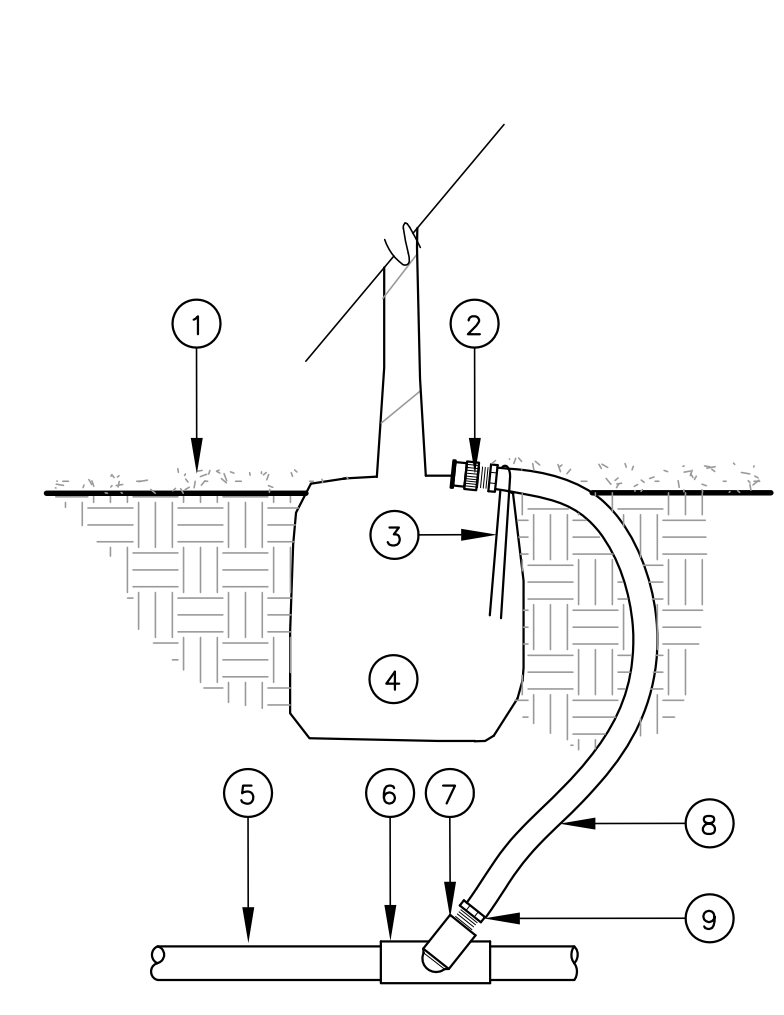
**2 BACKFLOW PREVENTER & ENCLOSURE**  
 SCALE: NTS

**3 REMOTE CONTROL VALVE**  
 SCALE: NTS

**4 DRIP ZONE REMOTE CONTROL VALVE**  
 SCALE: NTS



- 1 TREE ROOT BALL
- 2 FINISH GRADE
- 3 PRE-ASSEMBLED ROOT WATERING SYSTEM, INCLUDING BUBBLER, SWING JOINT ASSEMBLY, AND DRAIN CANISTER WITH DRAIN GRATE CAP.
- 4 PVC TEE OR ELL, SxT
- 5 LATERAL LINE



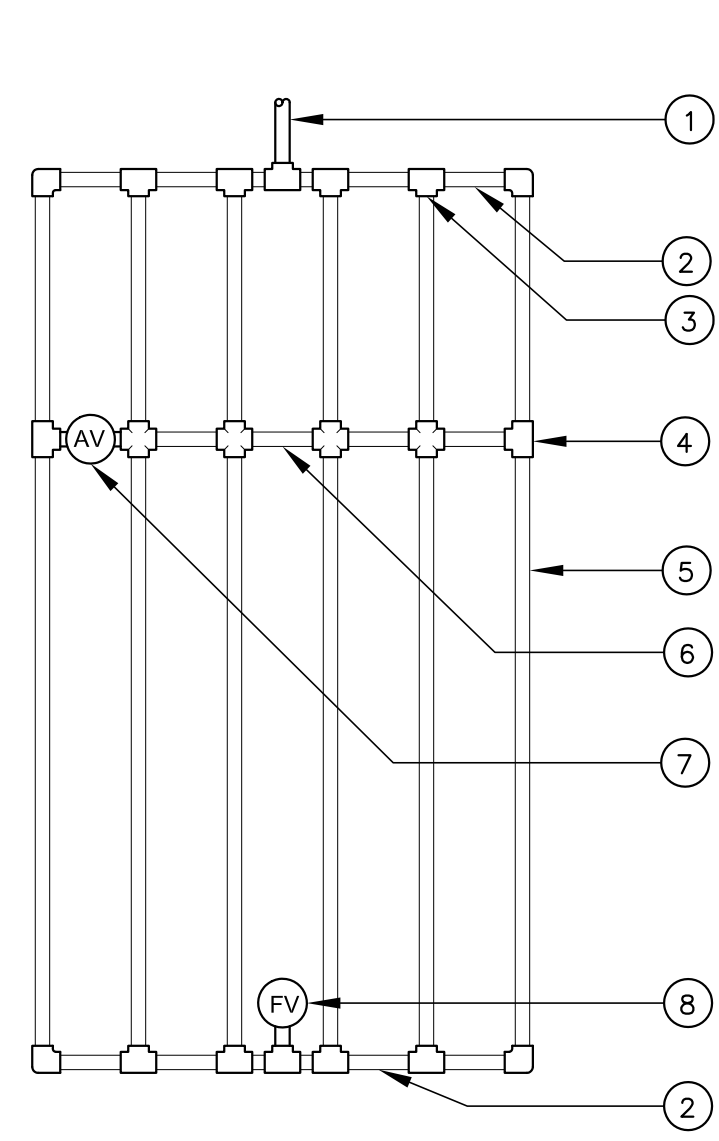
- 1 FINISH GRADE WITH MULCH COVER
- 2 BUBBLER
- 3 WIRE STAPLE INTO ROOTBALL
- 4 ROOTBALL
- 5 LATERAL LINE
- 6 SxSxT TEE
- 7 SCH 40 PVC STREET ELL
- 8 1/2" IPS FLEX PVC TUBE
- 9 MALE ADAPTER

INSTALL BUBBLER ON TOP OF ROOTBALL. STAKE IN PLACE WITH WIRE STAPLE AND COVER WITH MULCH.

**5 ROOT WATERING SYSTEM**  
 SCALE: NTS

**6 BUBBLER ON FLEX RISER**  
 SCALE: NTS

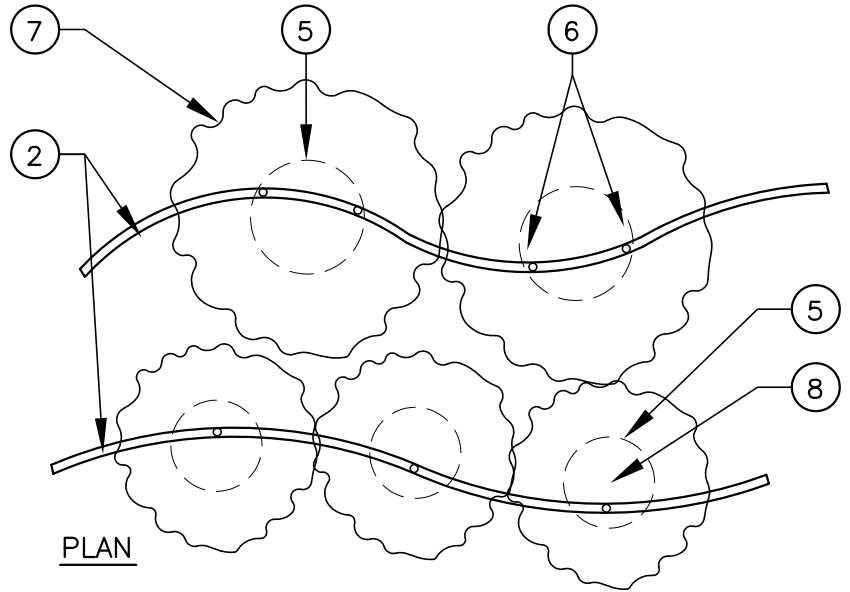
**7 SUBSURFACE TYPICAL CENTER-FEED SUPPLY MANIFOLD**  
 SCALE: NTS



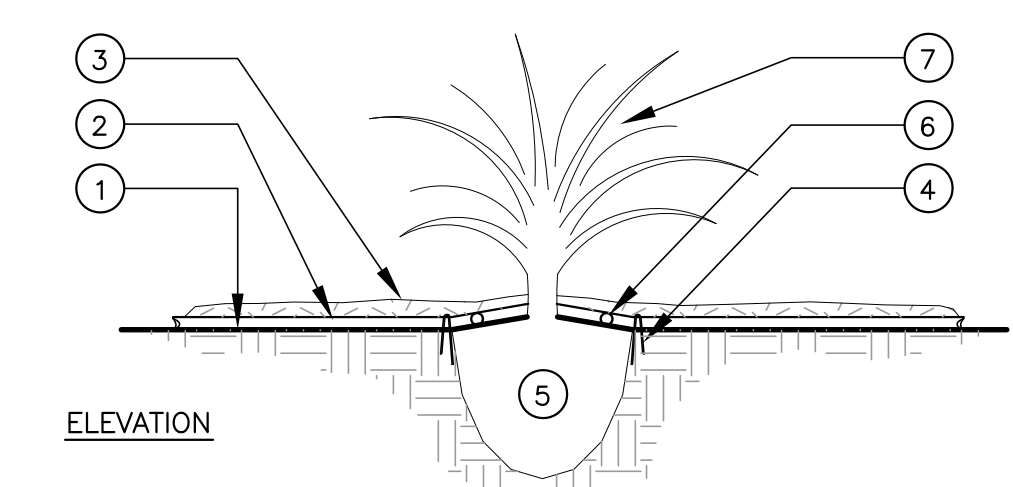
- 1 PVC LATERAL LINE
- 2 FLEX PVC SUPPLY AND EXHAUST HEADERS
- 3 SCH 40 PVC FITTING WITH COMPRESSION ADAPTER
- 4 COMPRESSION FITTING
- 5 SUBSURFACE EMITTER TUBING
- 6 "BLANK" TUBING USED TO PLUMB AIR/VACUUM RELIEF VALVE
- 7 AIR/VACUUM RELIEF VALVE: INSTALL AT ALL HIGH POINTS ON EACH EMITTER GRID
- 8 AUTOMATIC FLUSH VALVE

NOTE: PLUMB FLUSH VALVE TO HYDRAULIC CENTER OF EXHAUST HEADER. INSTALL ADDITIONAL MANUAL FLUSH BALL VALVE WHERE INDICATED ON PLAN.

**10 SUBSURFACE IRRIGATION LAYOUT**  
 SCALE: NTS

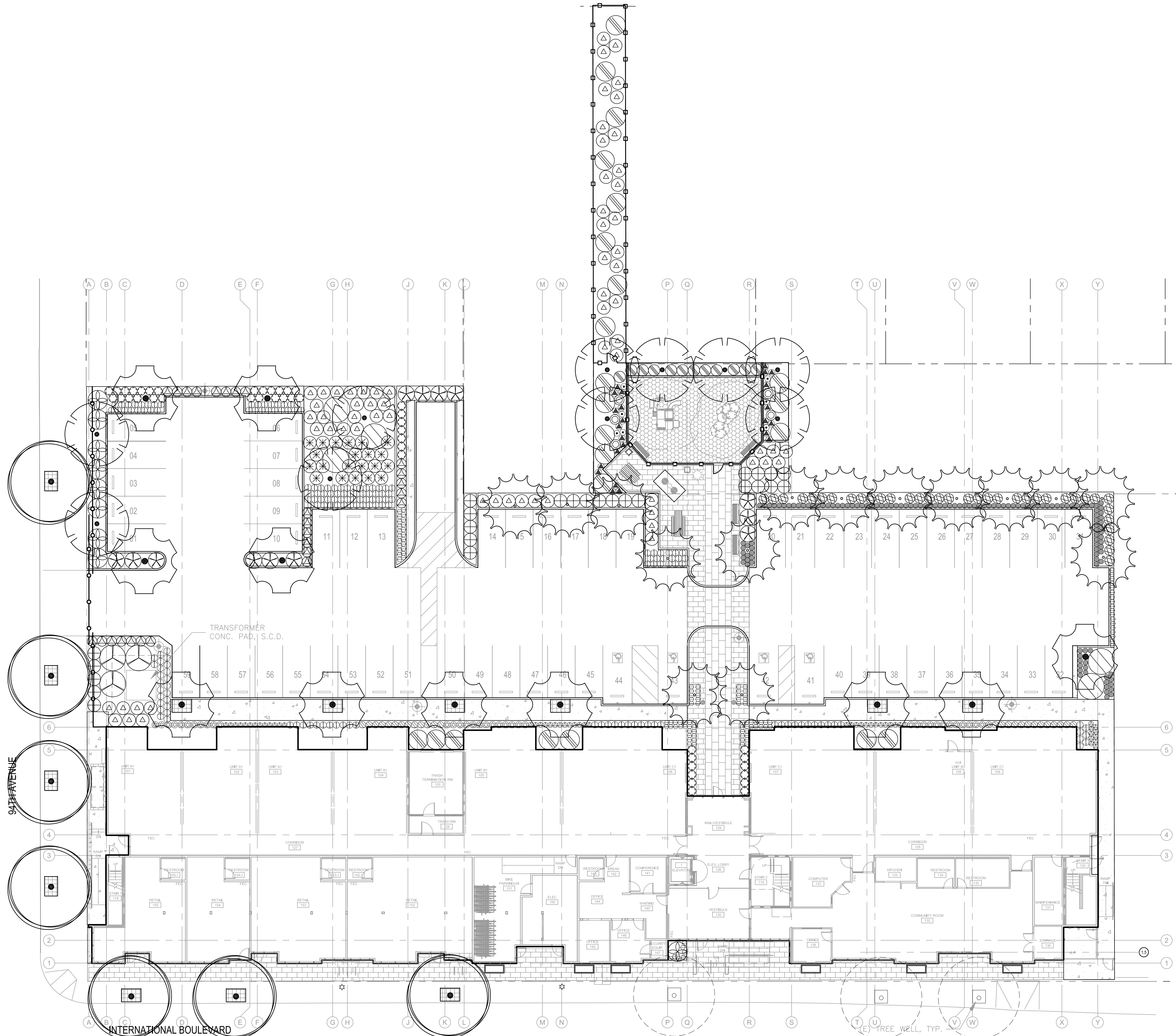


- 1 FINISH GRADE
- 2 DRIP TUBING
- 3 MULCH TO CONCEAL TUBING
- 4 TUBING STAKE
- 5 ROOT BALL
- 6 (2) DRIP EMITTERS AT 5 GAL. PLANT, TYP.
- 7 SHRUB
- 8 (1) DRIP EMITTER AT 5 GAL. PLANT, TYP.



**12 DRIP EMITTERS**  
 SCALE: NTS

**10 SUBSURFACE IRRIGATION LAYOUT**  
 SCALE: NTS



FOR PLANTING NOTES AND  
LEGEND, SEE SHEET L4.1.

FOR PLANTING DETAILS, SEE  
SHEET L5.2.

PGA design™  
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LICENSED LANDSCAPE ARCHITECT  
CHRISTOPHER W. KENT #1009  
Signature  
MAY 31, 2016  
Noted Date  
NOV 16, 2015  
DATE  
STATE OF CALIFORNIA

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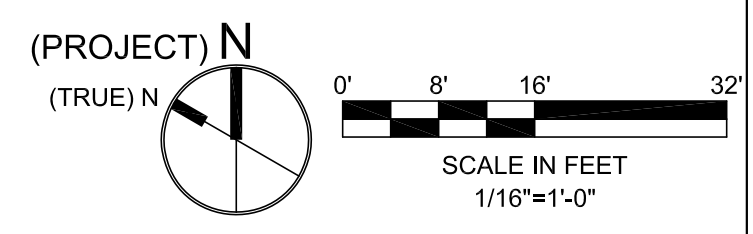
drawn JH  
checked CK

file name Lp-L4.0 Planting  
job number 201517.00

drawing PLANTING PLAN

sheet number

**L4.0**  
X of XX sheets



**PLANT LIST**

SYMBOL	QUANTITY	QTY MEETING BFL DROUGHT TOLERANT REQUIREMENT	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPREAD/SPACING OR AS SHOWN	WATER REQUIREMENT	WATER REQ REFERENCE/SPREAD REFERENCE	COMMENTS
TREES										
	13	0	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX		AS SHOWN	LOW	WUCOL/SUNSET	
	11	0	KOELREUTERIA BIPIINNATA	CHINESE FLAME TREE	24" BOX		AS SHOWN	MODERATE	WUCOL/SUNSET	
	7	0	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX		AS SHOWN	MODERATE	EBMUD/SUNSET	TO MATCH EXISTING STREET TREES ON INTERNATIONAL
	10	0	ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	24" BOX		AS SHOWN	LOW	SUNSET/SUNSET	
SHRUBS, GROUNDCOVERS AND GRASSES										
	37	37	ACHILLEA AGERATUM 'MOONWALKER'	MOONWALKER YARROW	1 GAL.		AS SHOWN	LOW	WUCOL/SUNSET	
	44	44	ANIGOZANTHOS FLAVIDUS 'ORANGE CROSS'	KANGAROO PAW	5 GAL.		AS SHOWN	LOW	WUCOL/CNP	
	3	3	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	32	32	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	3	3	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	184	184	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	10	10	CEANOTHUS 'DARK STAR'	DARK STAR CEANOTHUS	15 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	6	6	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	VALLEY VIOLET CEANOTHUS	5 GAL.	X	AS SHOWN	LOW	WUCOL/NA	
	35	35	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL.		AS SHOWN	LOW	WUCOL/NA	
	12	12	DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	12	12	ERIGERON GLAUCUS 'WAYNE RODERICK'	WAYNE RODERICK DAISY	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	6	6	ERIOGONUM LATIFOLIUM	SEASIDE BUCKWHEAT	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	115	115	FESTUCA IDAHOENSIS	IDAHOE FESCUE	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	109	109	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.		AS SHOWN	LOW	EBMUD/EBMUD	
	24	24	HEUCHERA MAXIMA	ISLAND CORAL BELLS	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	7	7	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	28	28	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	26	26	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.		AS SHOWN	LOW	WUCOL/SUNSET	
	67	67	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	21	21	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY	5 GAL.		AS SHOWN	LOW	WUCOL/NA	
	39	39	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	FOOTHILL PENSTEMON	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	23	23	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEE BERRY	15 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	12	12	RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEE BERRY	5 GAL.	X	AS SHOWN	LOW	WUCOL/NA	
	5	5	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
	36	36	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	5 GAL.	X	AS SHOWN	LOW	WUCOL/CNP	
TOTAL PLANTS	845	845								
PERCENT OF DROUGHT TOLERANT PLANTS*		95%	*TOTAL MUST BE 75% MINIMUM DROUGHT TOLERANT ACCORDING TO BFL GUIDELINES							

THIRD PARTY REFERENCES FOR WATER USE CLASSIFICATIONS THAT MEETS THE BAY FRIENDLY LANDSCAPE CLASSIFICATION FOR DROUGHT TOLERANT PLANTS:  
 CNP: "CALIFORNIA NATIVE PLANTS FOR THE GARDEN" BY BORNSTEIN, FROSS & O'BRIEN - OCCASIONAL OR INFREQUENT OR DROUGHT TOLERANT  
 EBUD: "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY EBUD - INFREQUENT OR OCCASIONAL OR NO SUMMER WATER, PLANTS THAT ARE OCCASIONAL TO MODERATE WATER MAY QUALIFY IF THEY ARE IN THE APPROPRIATE CLIMATE AND EXPOSURE.  
 SUNSET: "SUNSET WESTERN GARDEN BOOK" - LITTLE OR NO WATER  
 WUCOL: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES - LOW OR VERY LOW WATER

THIRD PARTY REFERENCES FOR SPREAD OF PLANTS:  
 CNP: "CALIFORNIA NATIVE PLANTS FOR THE GARDEN" BY BORNSTEIN, FROSS & O'BRIEN  
 EBUD: "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY EBUD.  
 DIG DOG: DIGGING DOG NURSERY, WWW.DIGGINGDOG.COM  
 MONT: MONTEREY BAY NURSERY, HTTP://MONTEREYBAYNSY.COM  
 SUNSET: "SUNSET WESTERN GARDEN BOOK"

**PLANTING NOTES**

- VERIFY LOCATION OF SUBSURFACE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE, FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF UTILITIES NOT SHOWN ON PLANS.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO PLUS OR MINUS 0.10 FT PRIOR TO PROJECT EXECUTION.
- NO PLANT SPECIES SUBSTITUTIONS WILL BE ACCEPTED. CONTRACT GROW PLANTS AS REQUIRED. CONTRACT GROWN PLANTS MUST MEET INDUSTRY STANDARDS FOR SIZE IN ORDER TO BE ACCEPTED.
- ALL PLANTS AND LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OF PLANTING HOLES.
- NOTIFY OWNER'S REPRESENTATIVE 36 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION MEETINGS.
- CLEAR AND GRUB ALL AREAS TO RECEIVE NEW PLANTING AND PREPARE SOIL PER SPECIFICATION. SLOPE SOIL AWAY FROM BUILDING AT 2% MINIMUM.
- SPACE GROUND COVERS TRIANGULARLY IN PLANTING AREAS. GROUND COVER KEY INDICATIONS ARE SHOWN IN LEGEND. HOLD GROUND COVER BACK 18 IN. FROM THE EDGE OF NEW SHRUB PLANTS UNLESS NOTED OTHERWISE. PLANT GROUND COVER WHERE SHRUBS ARE PLANTED 2 1/2 FT. APART OR MORE.
- REPAIR EXISTING PLANTING AND IRRIGATION DAMAGED BY CONSTRUCTION.
- PROTECT EXISTING TREES TO REMAIN.



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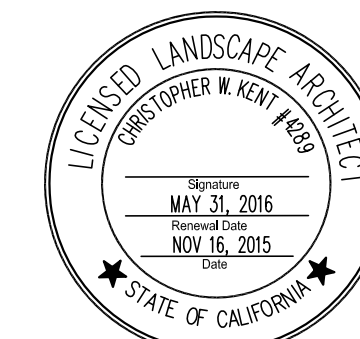
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 file name Lp-L4.0 Planting  
 job number 201517.00  
 drawing

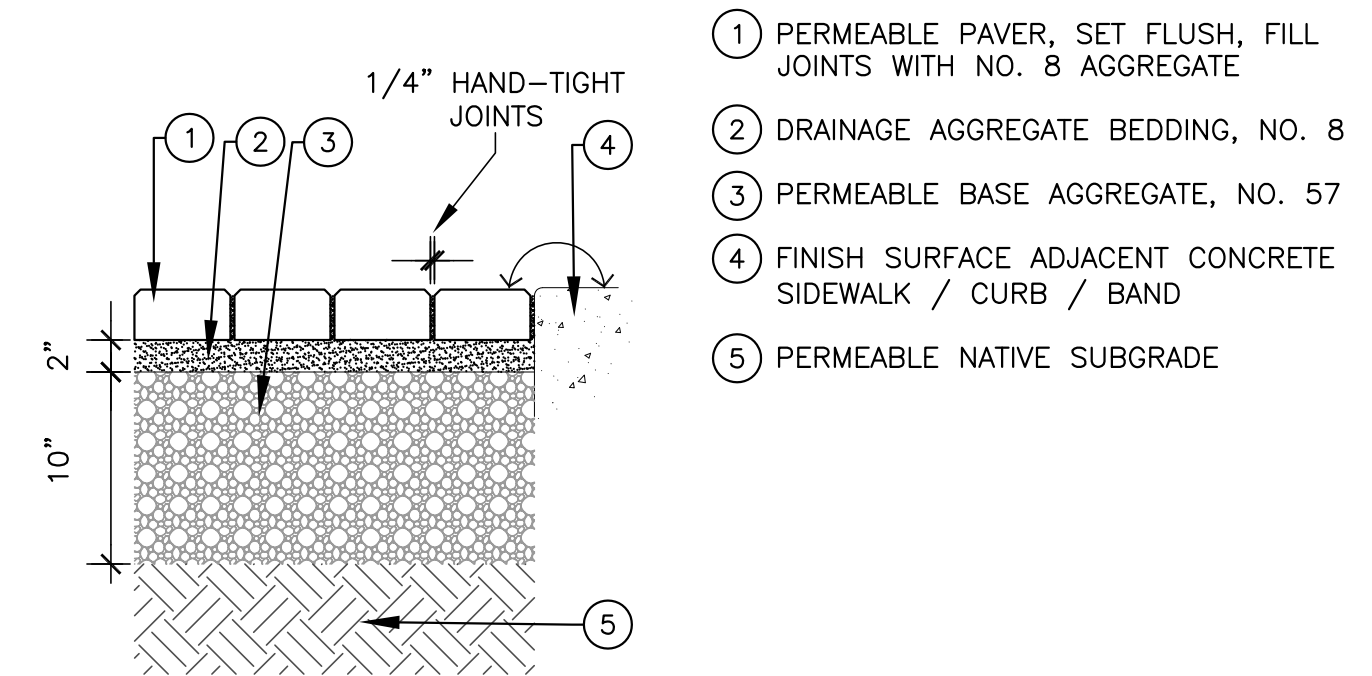
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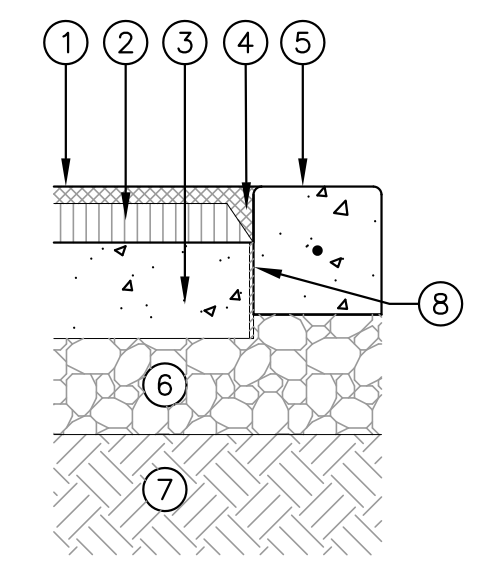
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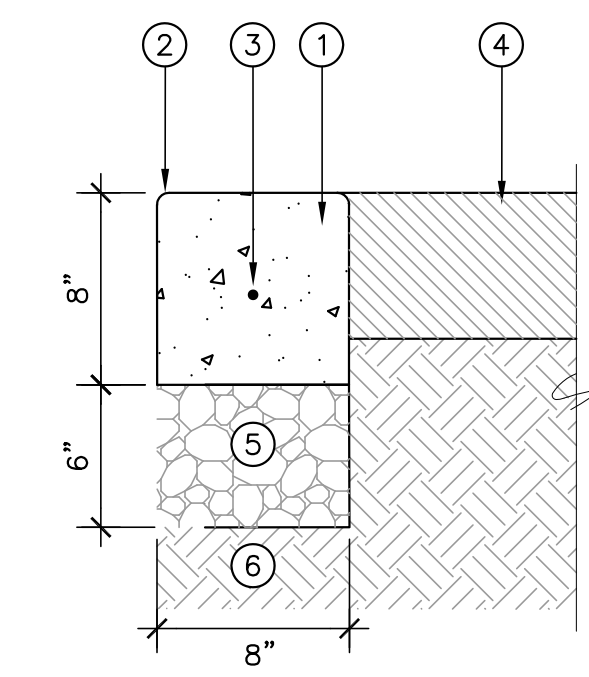


**1 PERMEABLE PAVERS, TYPE A & B**  
 L5.0 SCALE: 1"=1'-0"

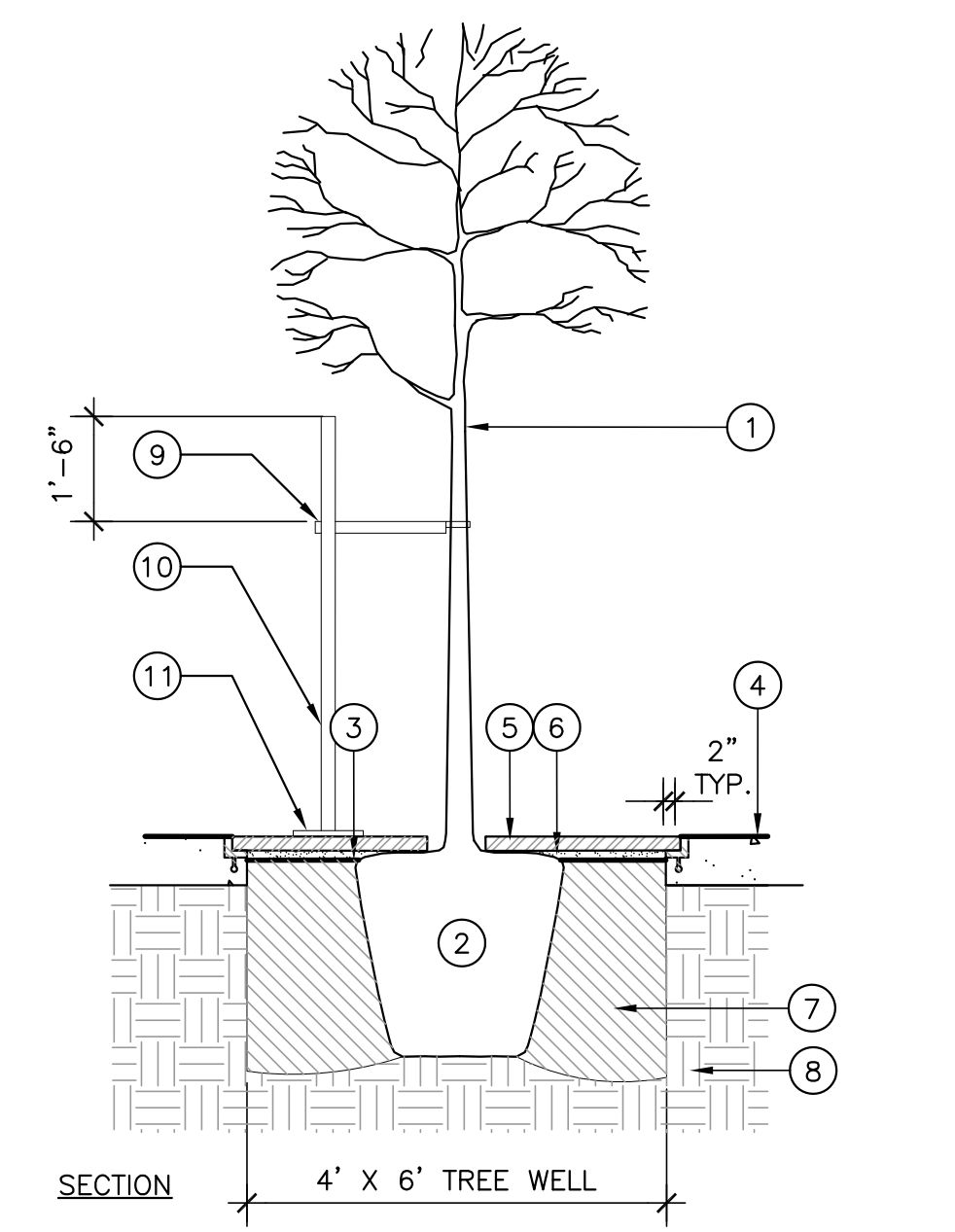


NOTES:  
 1. TOTAL DEPTH OF WEAR AND BASE COURSE IS ESTIMATED TO BE 4" FOR COST PURPOSES ONLY. CONTRACTOR TO CONFIRM MAXIMUM FALL HEIGHT OF PLAY EQUIPMENT AND TO PROVIDE DEPTH OF RUBBER SAFETY SURFACING TO COMPLY WITH ASTM 1292-99 IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAY EQUIPMENT AND CALIFORNIA TITLE 22. CONTRACTOR WILL BE REIMBURSED IF MORE THEN 4" REQUIRED, CITY WILL BE CREDITED IF LESS THEN 4" THICK.  
 2. S.C.D. FOR GRADES AND DRAINAGE.

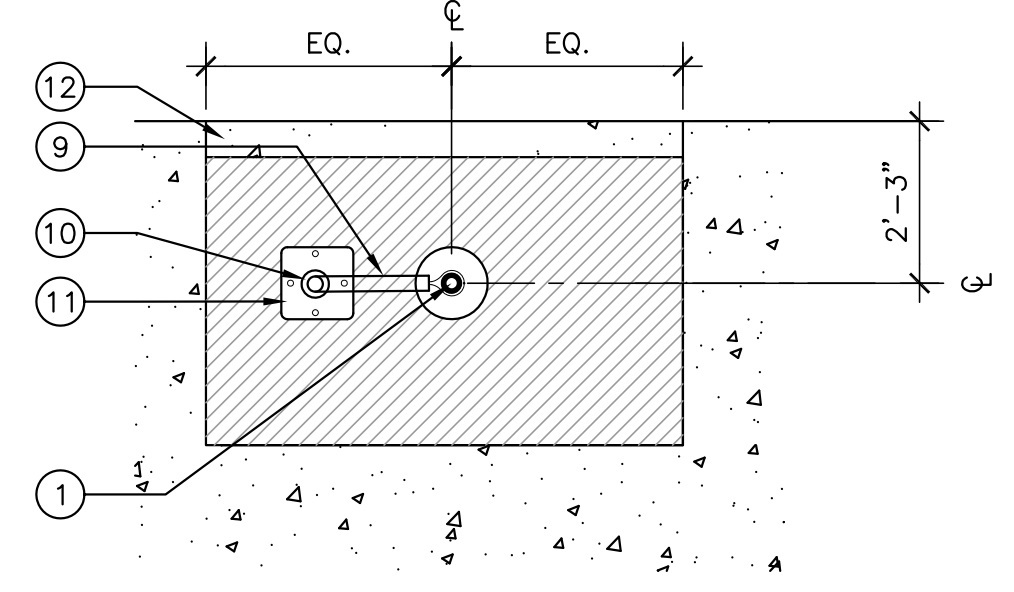
**2 RESILIENT RUBBER SAFETY SURFACING**  
 L5.0 SCALE: 1"=1'-0"



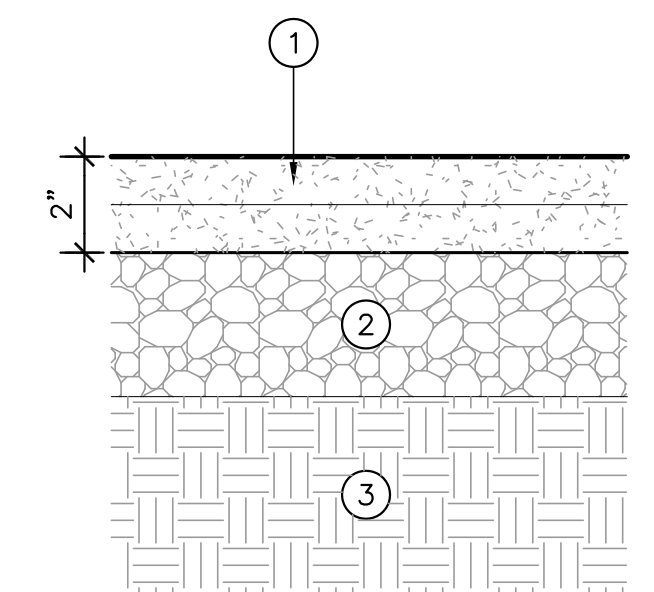
**3 CONCRETE BAND**  
 L5.0 SCALE: 1-1/2"=1'-0"



**4 TREE PLANTING IN TREE GRATE**  
 L5.0 SCALE: 3/8"=1'-0"



PLAN



NOTES:  
 1. PAVEMENT THICKNESSES: 2" FOR PEDESTRIAN GRADE  
 2. PITCH TO DRAIN.  
 3. DO NOT INSTALL WITH STABILIZER OR COMPACT IN AREA OF ROOT ZONE OF EXISTING TREES. VERIFY WITH LANDSCAPE ARCHITECT.  
 4. SEAL TOP LAYER WITH SEALANT COAT.

**5 DECOMPOSED GRANITE PAVING**  
 L5.0 SCALE: 1-1/2"=1'-0"

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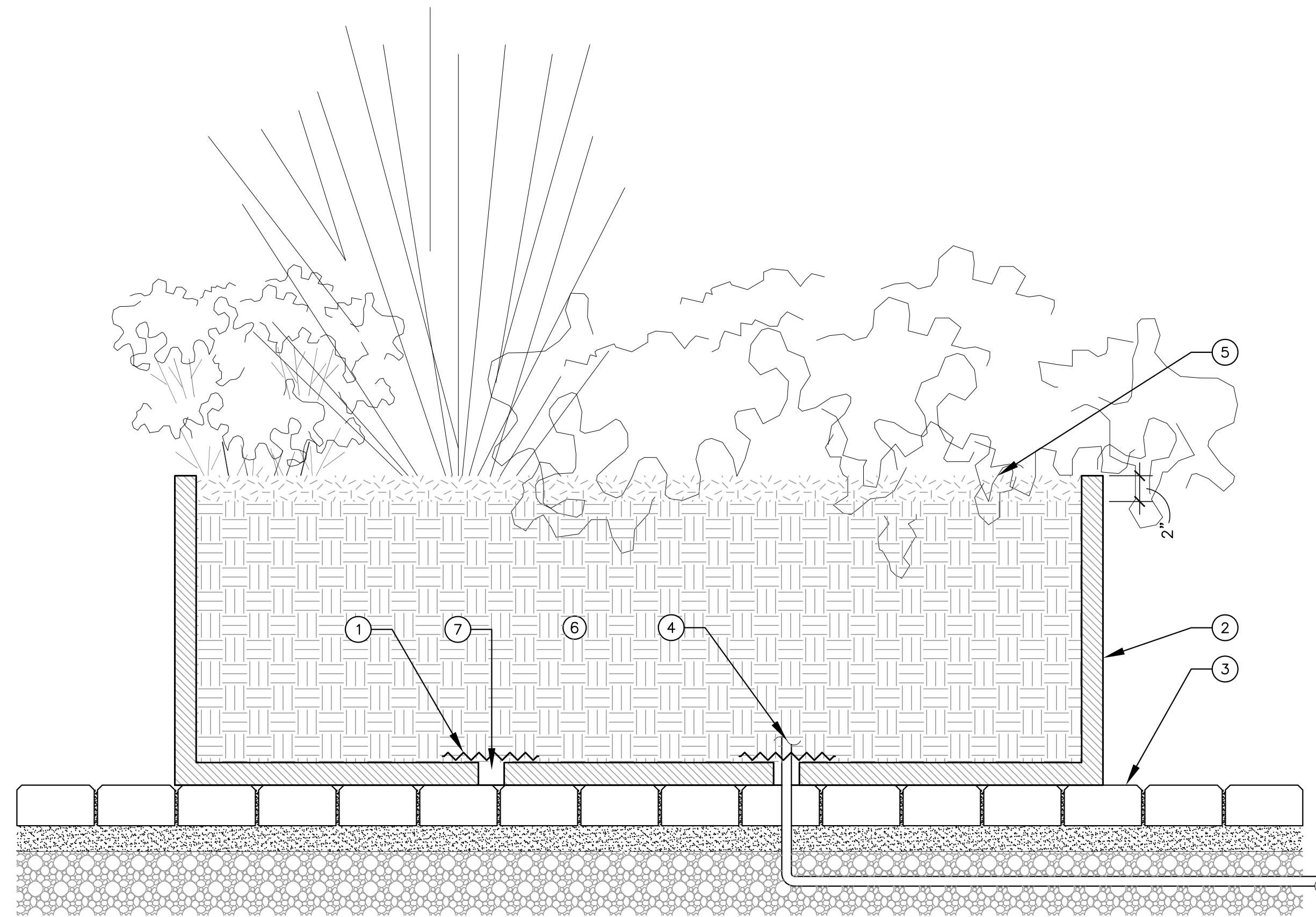
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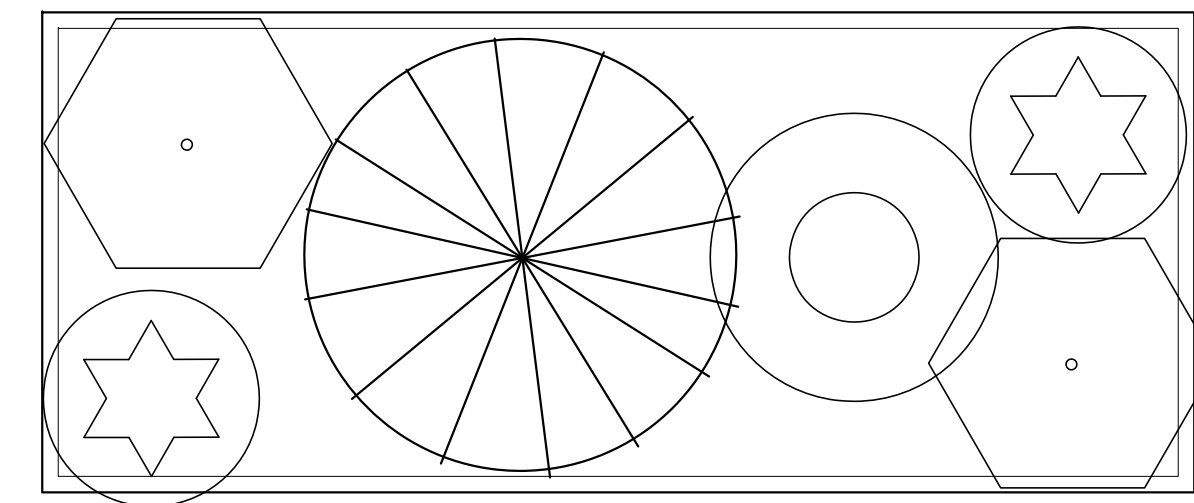
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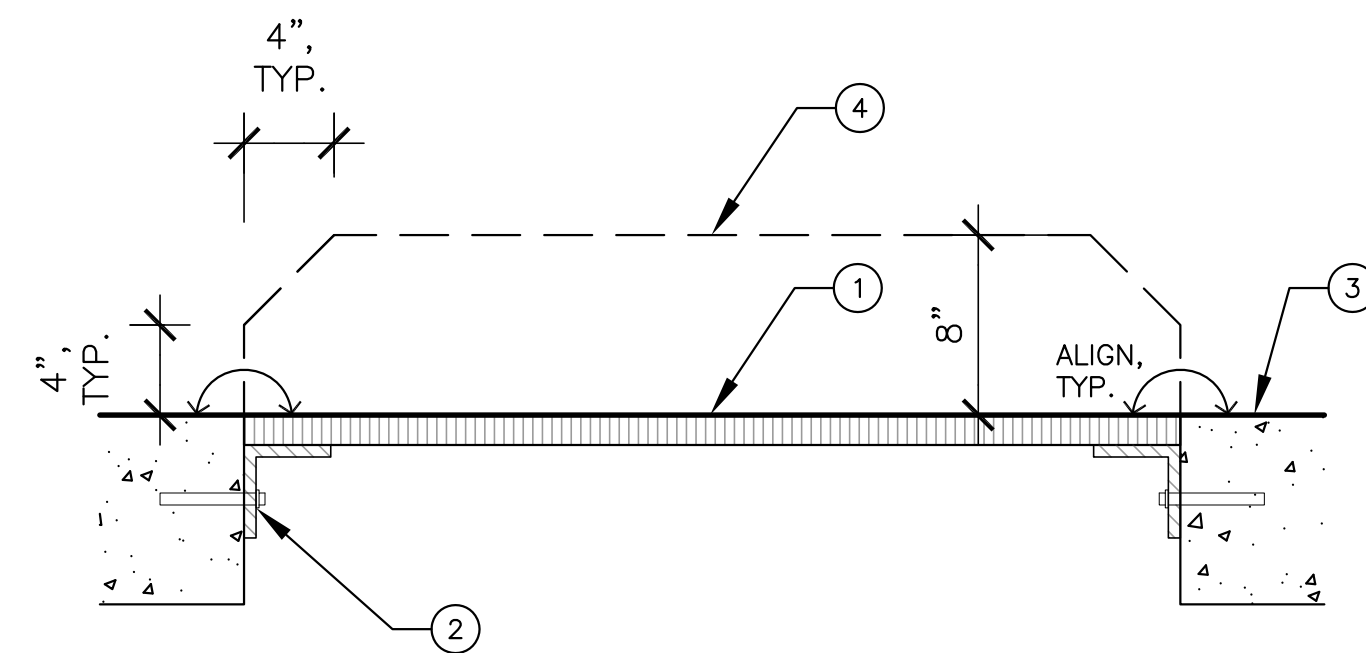
- ① FILTER FABRIC, TYP.
- ② PLANTER, TYP.
- ③ PAVERS, SEE 1/L5.0
- ④ IRRIGATION STUB OUT, TYP.
- ⑤ 2" OF WOOD MULCH
- ⑥ PLANTER SOIL
- ⑦ 2" DRAINAGE HOLE, TYP.



NOTES:  
1. SEE PLANT LIST FOR SYMBOL IDENTIFICATION. SYMBOLS ARE LARGER SCALE THAN SHOWN ON PLANT LIST.

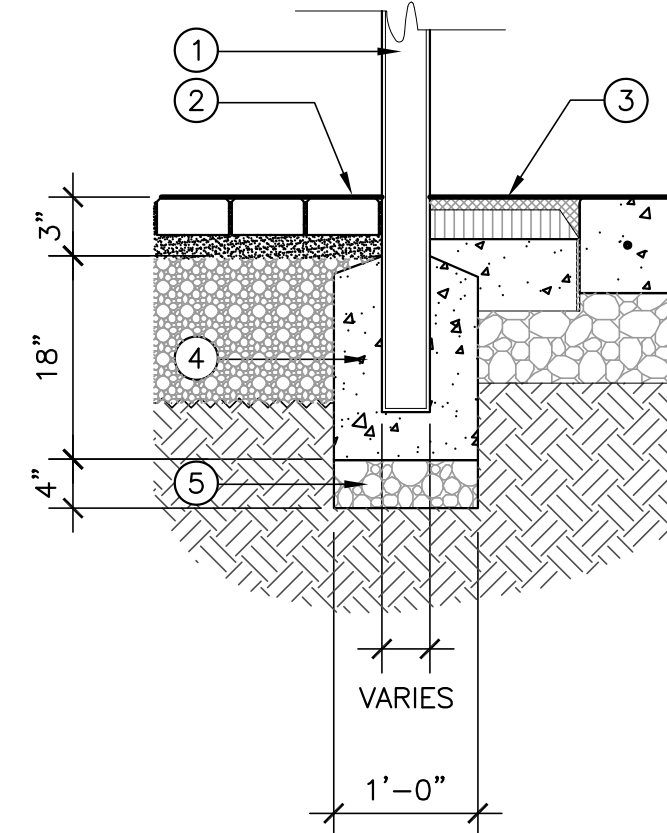
**1 DRAINAGE AT PLANTER, TYP.**  
L5.1 SCALE: 1-1/2"=1'-0"

**2 PLANTER, TYP.**  
L5.1 SCALE: N.T.S.



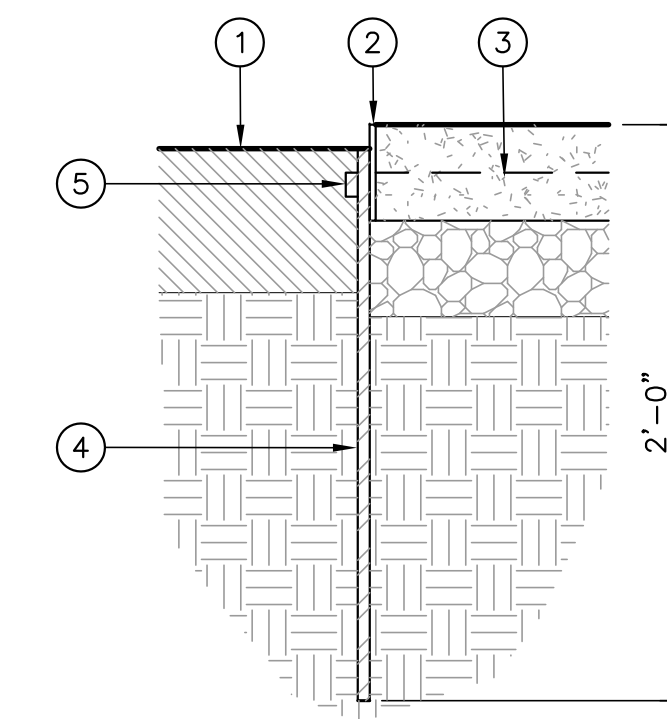
- ① STORM WATER PEDESTRIAN GRATE
- ② ANGLE IRON FRAME BOLTED TO ADJACENT CONCRETE
- ③ ADJACENT CONCRETE PAVING
- ④ TOE PLATE

**3 METAL GRATE**  
L5.1 SCALE: 1-1/2"=1'-0"

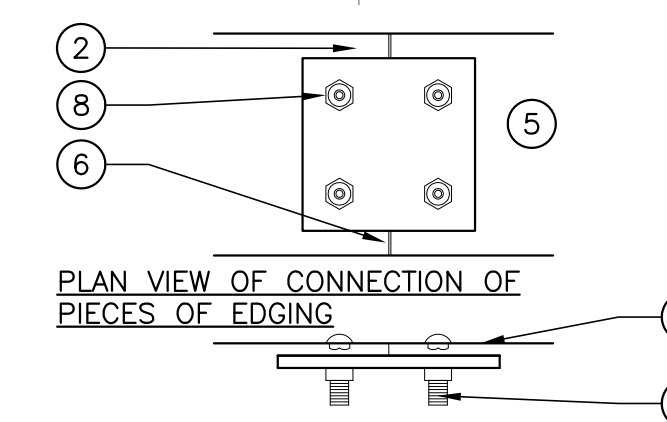


- ① SITE FURNISHING POST
- ② PERMEABLE PAVERS, SEE DTL 1/L5.0
- ③ RESILIENT RUBBER SAFETY SURFACING, SEE DTL 2/L5.0
- ④ CONCRETE FOOTING
- ⑤ CLASS II DRAIN ROCK

**4 SITE FURNISHING FOOTING, TYP.**  
L5.1 SCALE: 3/4"=1'-0"

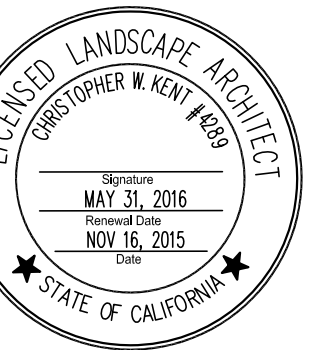


- ① AT PLANTING AREAS HOLD TOP OF WOOD MULCH FLUSH WITH TOP OF EDGING, SEE PLANS FOR LOCATION OF MATERIALS.
- ② EDGING: 1/4" THICK x 4" DEEP STEEL, PAINTED
- ③ DECOMPOSED GRANITE PAVING, FLUSH WITH TOP OF EDGING
- ④ ANCHOR: 1/2" REBAR, ANCHOR TO STEEL HEADER WITH RECEPTACLE, SET REBAR 1" BELOW FINISH GRADE AT PLANTING AREAS.
- ⑤ RECEPTACLE: 1-1/2" SCHEDULE 80 PIPE, 1" LONG, FACTORY DOUBLE WELDED TO EDGING. SECURE ANCHOR WITHIN RECEPTACLE WITH SET SCREW. SET SCREW: 3/8-20 GRADE 2 BOLT, 3/4" LONG. BOLT HEAD: 9/16" HEX. BOLT TORQUE: 30 FT/LB MAX. SPACE RECEPTACLES AT 30" O.C.
- ⑥ END PIECES OF STEEL EDGING
- ⑦ 1/4" THICK STEEL PLATE
- ⑧ FOUR 3/8" STEEL BOLTS WITH NUTS



SECTION AT CONNECTION

**5 METAL EDGING**  
L5.1 SCALE: 1-1/2"=1'-0"



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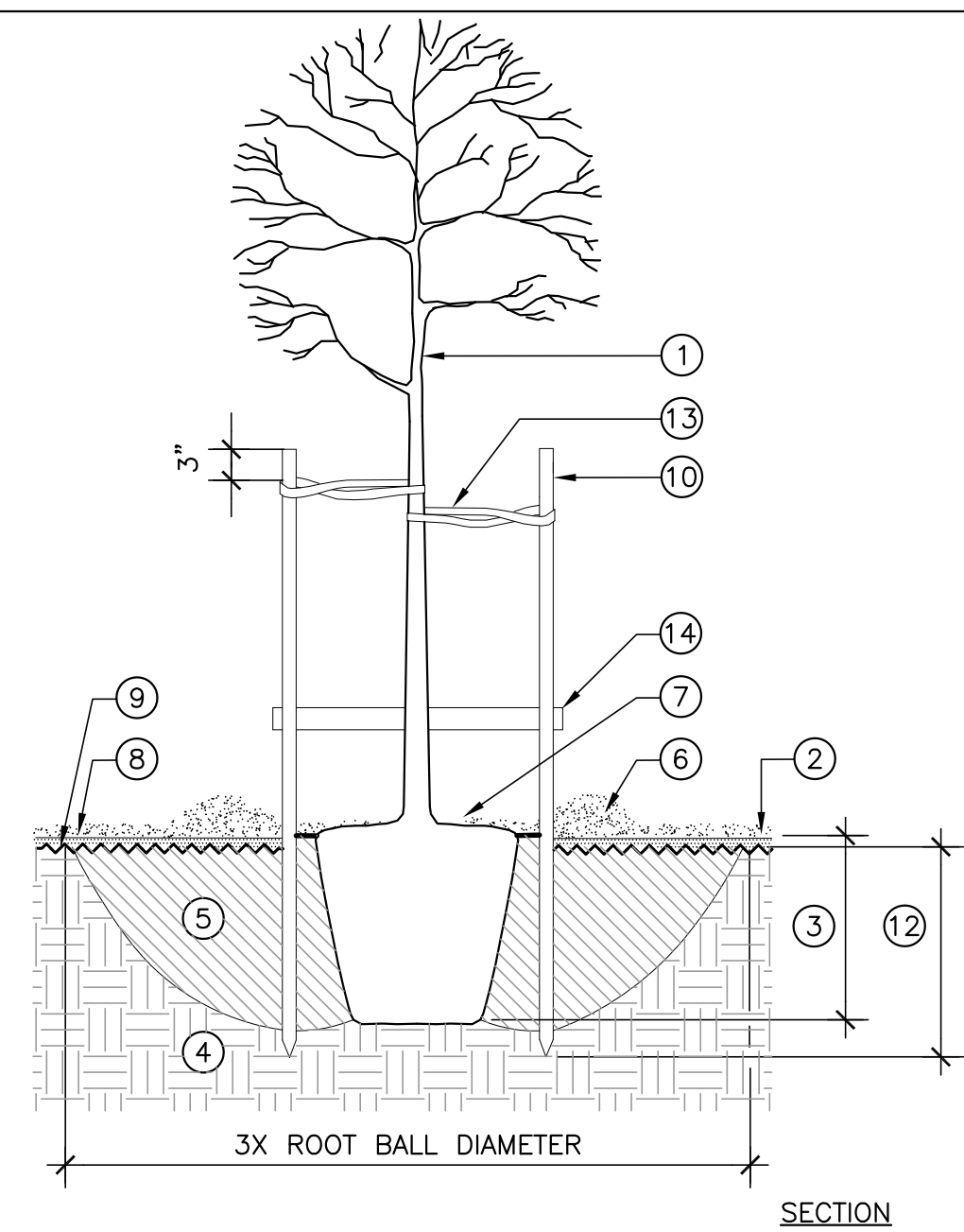
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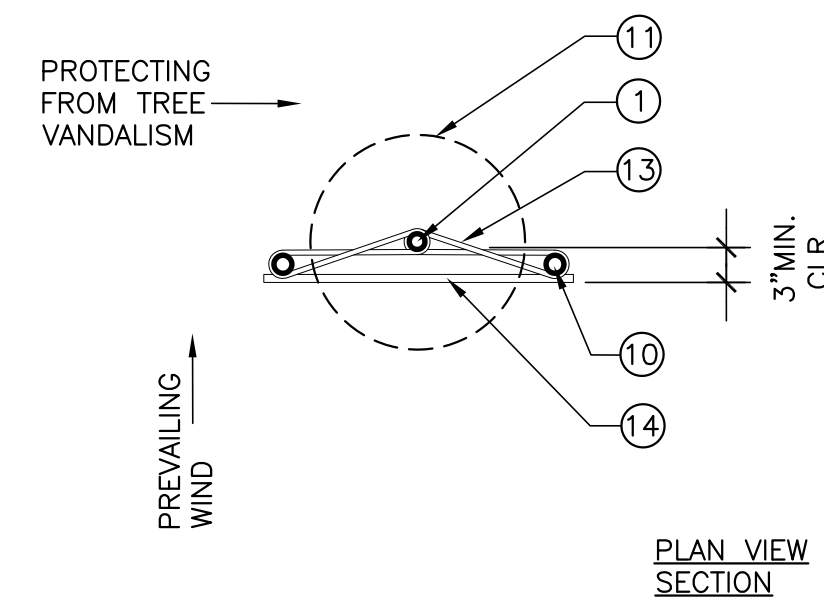
**L5.1**

X of XX sheets



**TREE PLANTING:**

- 1 TREE, SET PLUMB
- 2 FINISH GRADE
- 3 DIG PLANT PIT 1" SHALLOWER THAN DEPTH OF ROOTBALL, DEEPER BEYOND ROOTBALL AS SHOWN.
- 4 SUBGRADE - SCARIFY SURFACE OF PLANTING PIT
- 5 BACKFILL
- 6 4" HIGH WATERING BERM, 12" BEYOND ROOTBALL
- 7 3" THICK MULCH, HOLD 2" FROM TRUNK
- 8 2" THICK ORGANIC COMPOST, KEEP CLEAR OF ROOTCROWN
- 9 2 LAYERS OF CARDBOARD BENEATH COMPOST LAYER. KEEP CARDBOARD CLEAR OF ROOTCROWN

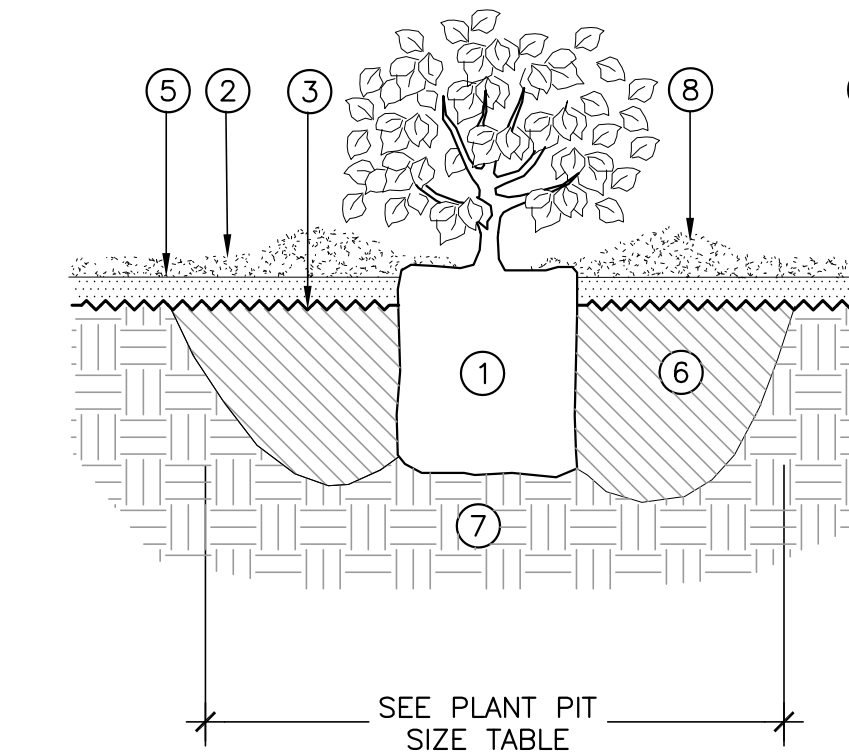


**TREE STAKING:**

- 10 TREE STAKES ONLY AS REQUIRED. HEIGHT AS REQUIRED TO SUPPORT TREE. SET VERTICAL, DO NOT PENETRATE ROOTBALL.
- 11 OUTLINE OF ROOTBALL
- 12 STAKE DEPTH AS REQUIRED TO SUPPORT TREE
- 13 TREE TIES, (2) LOOP IN FIGURE 8 AROUND TREE & STAKES AS SHOWN. SCREW TO STAKES - 2 SCREWS PER STAKE
- 14 1" X 3" CROSSTIE

**1 TREE PLANTING & STAKING AT GRADE**

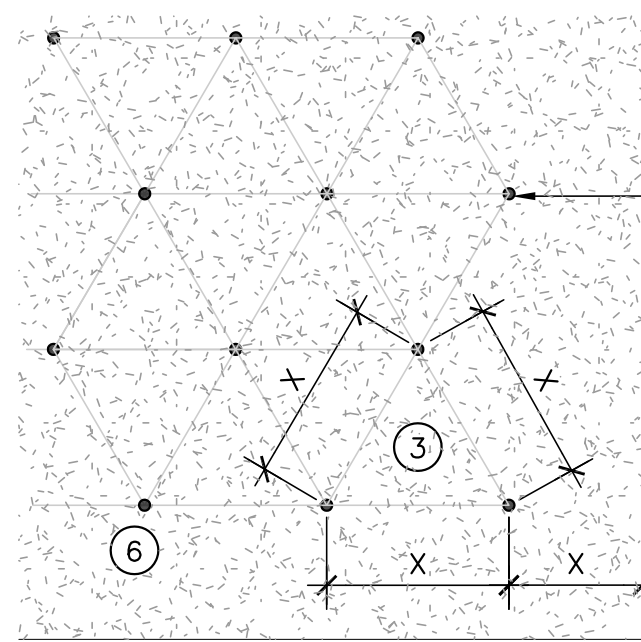
L5.2 SCALE: 3/8"=1'-0"



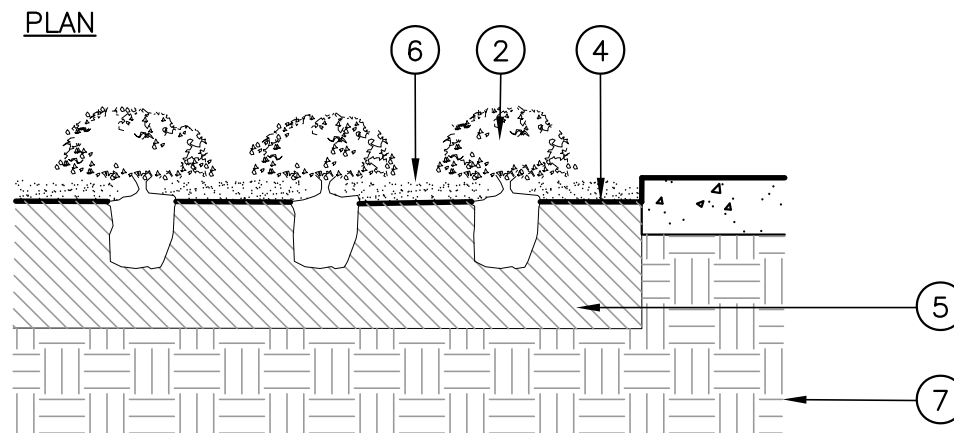
- 1 ROOTBALL-SET 1" ABOVE FINISH GRADE
- 2 3" THICK MULCH, HOLD 2" FROM TRUNK
- 3 2 LAYERS CARDBOARD, KEEP CLEAR OF ROOTBALL
- 4 2" THICK ORGANIC COMPOST, KEEP CLEAR OF ROOTBALL
- 5 FINISH GRADE
- 6 BACKFILL
- 7 SUBGRADE, SCARIFY SURFACE OF PLANTING PIT TO 6" DEEP
- 8 4" HIGH WATERING BERM, 12" BEYOND ROOTBALL

**2 SHRUB PLANTING**

L5.2 SCALE: 3/4"=1'-0"



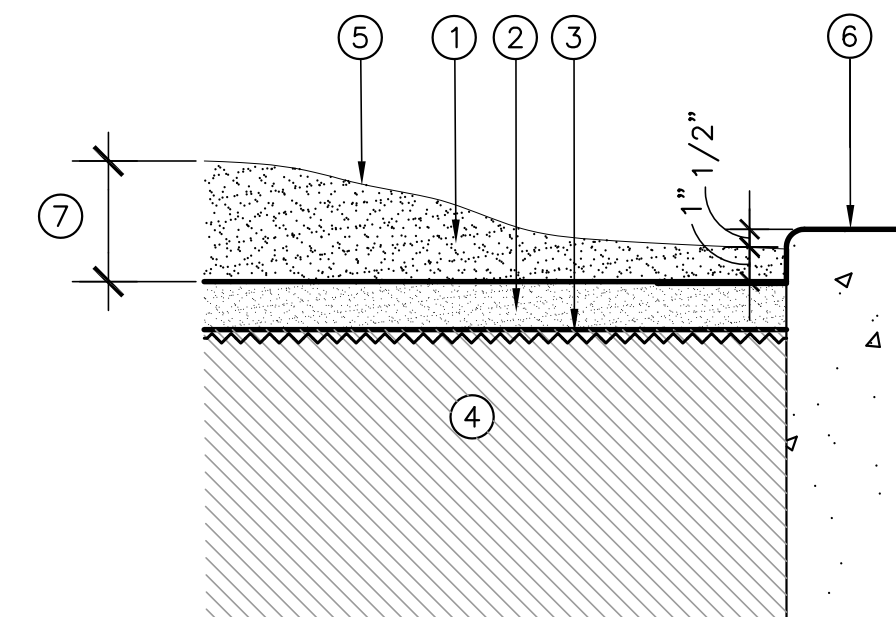
**PLAN**



**SECTION**

**3 GROUND COVER PLANTING**

L5.2 SCALE: 3/4"=1'-0"



- 1 3" THICK MULCH
- 2 2" THICK ORGANIC COMPOST, HOLD 2" FROM TRUNK
- 3 2 LAYERS OF CARDBOARD
- 4 PLANTING AREA
- 5 FINISH GRADE
- 6 PAVING/EDGE
- 7 FULL MULCH DEPTH

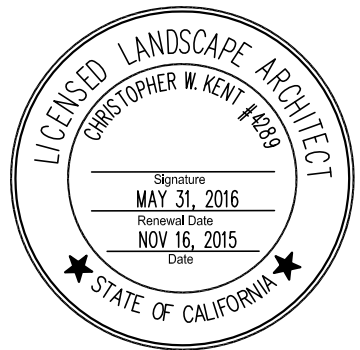
**4 MULCH AT EDGE OF PLANTING AREA**

L5.2 SCALE: 1-1/2"=1'-0"

CONTAINER SIZE	PLANT PIT DIAMETER
1 GAL. PLANT	18" MINIMUM
5 GAL. PLANT	30" MINIMUM
15 GAL. PLANT	3' MINIMUM

**5 PLANT PIT SIZE TABLE**

L5.2 SCALE: NTS



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revisions	number	date
PLAN CHECK		8-27-15
BID SET		9-24-15
PLAN CHECK RE-SUBMITTAL		11/20/15

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scale AS SHOWN

If this drawing is not 22"x34", then it has been modified from its original size, and the scale noted on drawing/details is no longer applicable.

drawn JH

checked CK

file name Lp-Details

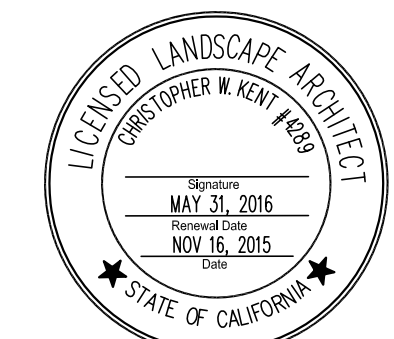
job number 201517.00

drawing **PLANTING DETAILS**

sheet number

**L5.2**

X of XX sheets



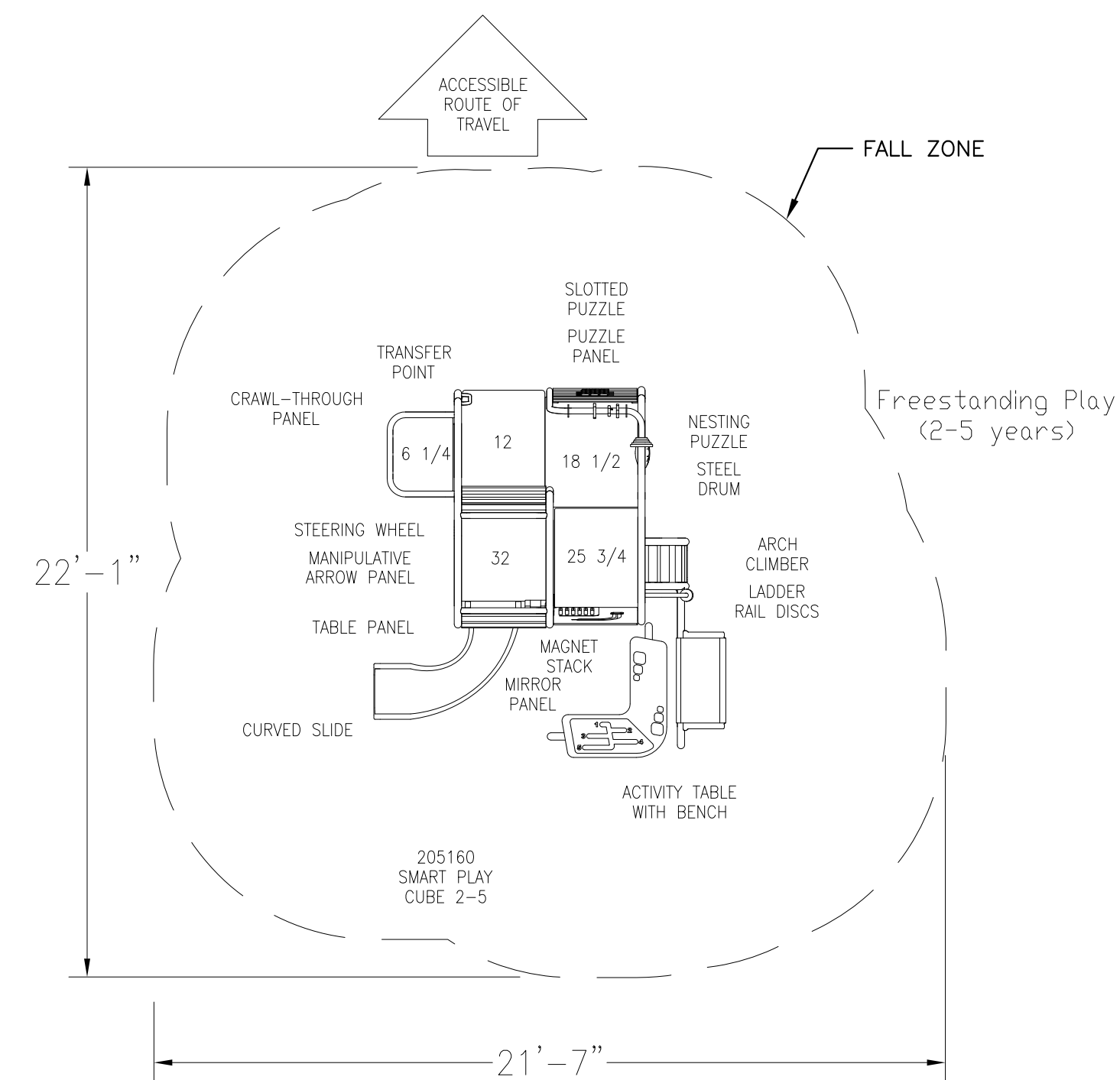
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SLIDE VIEW



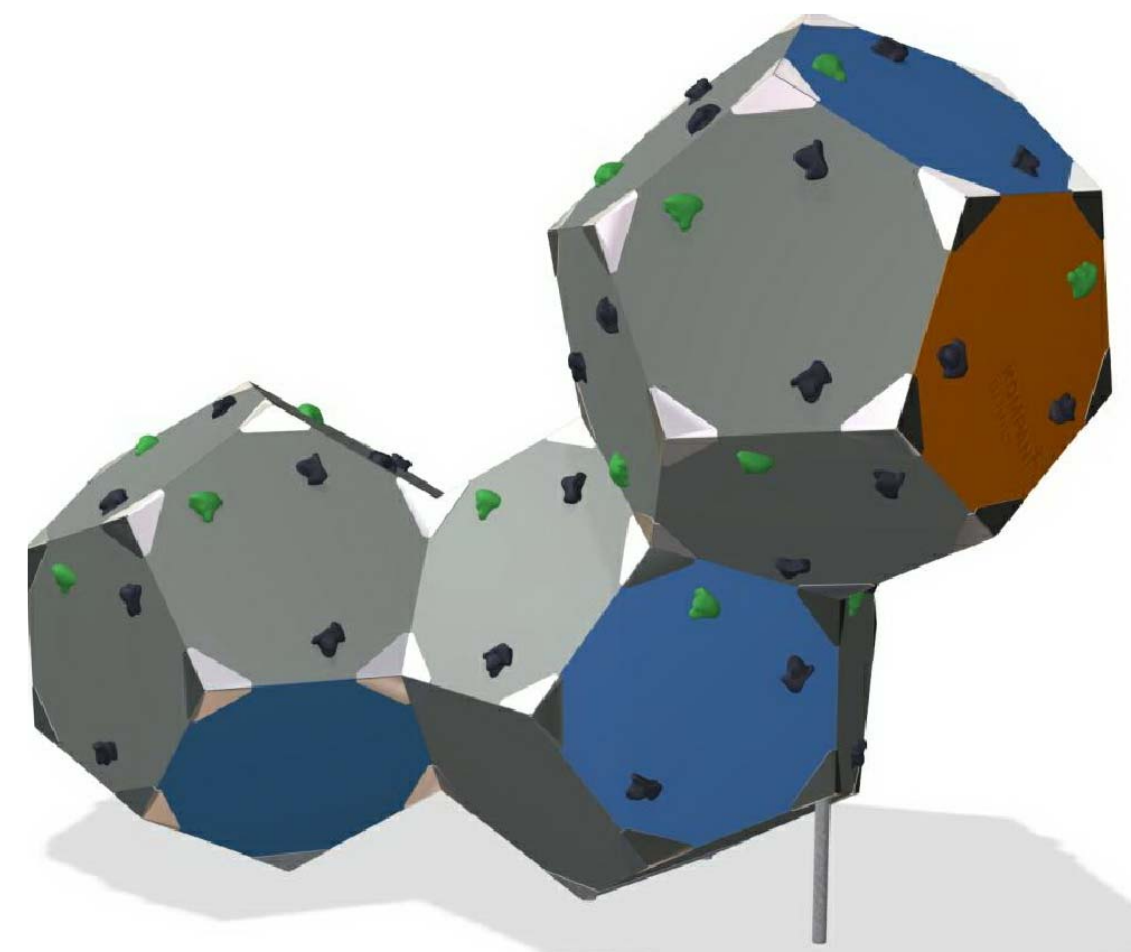
CORNER VIEW



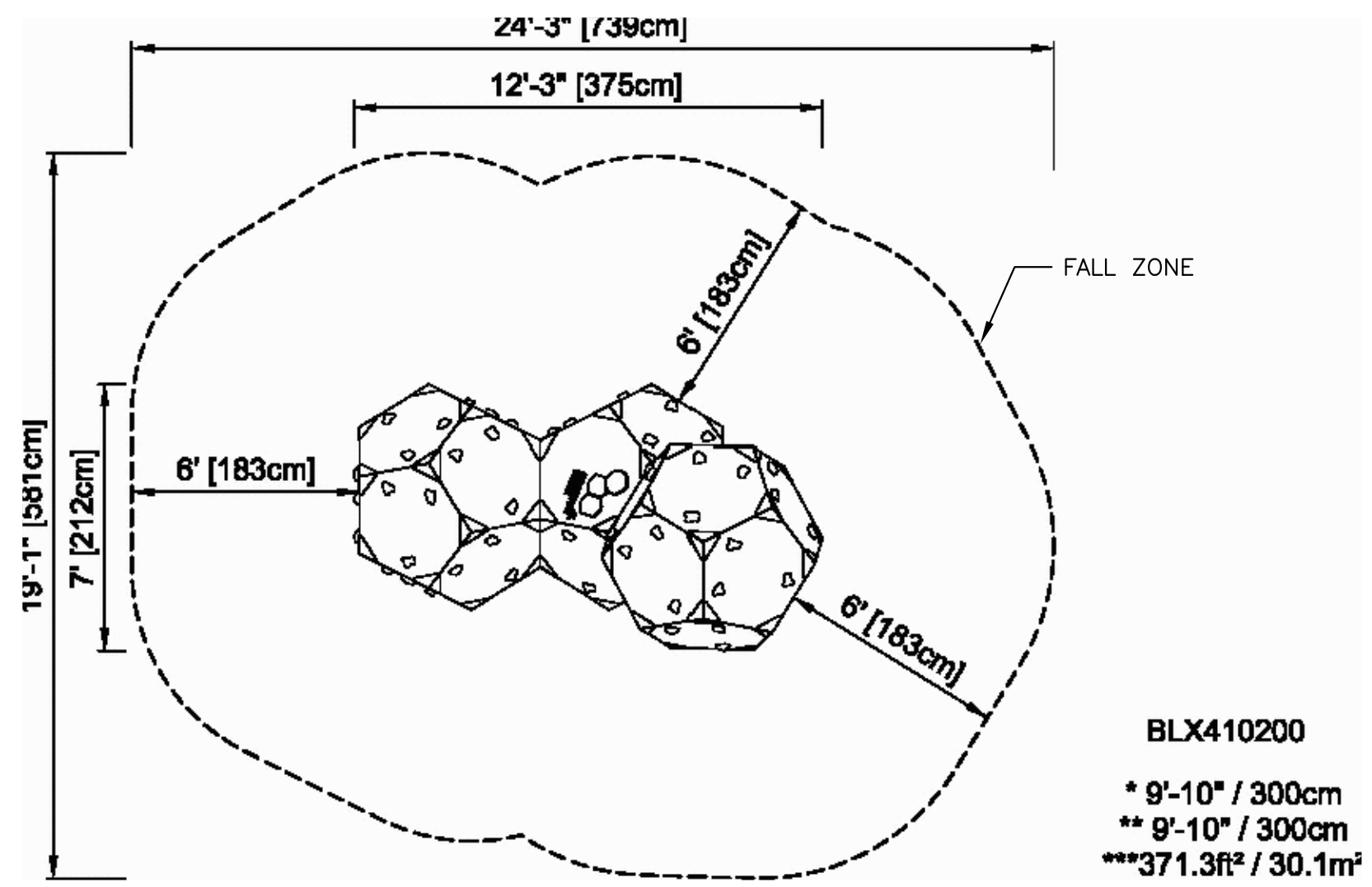
PLAN VIEW - SCALE: 1/4" = 1'-0"

**1** PLAY STRUCTURE, TYPE A  
 L5.3 SCALE: N.T.S.

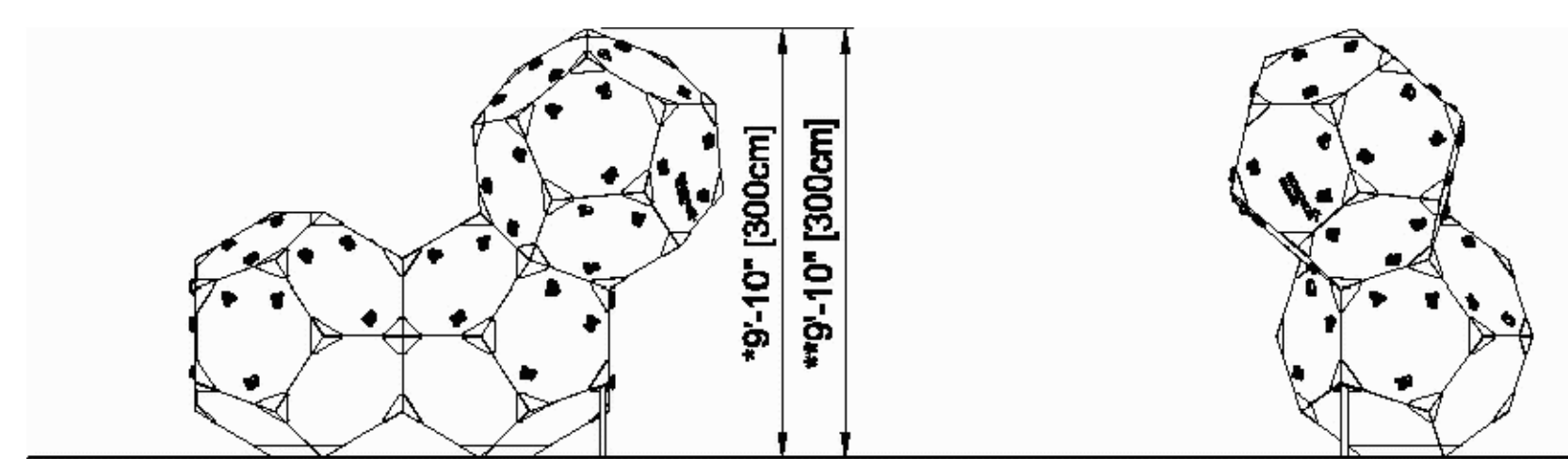
revisions	number	date
PLAN CHECK		8-27-15
BID SET		9-24-15
PLAN CHECK RE-SUBMITTAL		11/20/15



SLIDE VIEW



PLAN VIEW: N.T.S.



BLX410200  
 1:100

ELEVATION VIEW: N.T.S.

**2** PLAY STRUCTURE, TYPE B  
 L5.3 SCALE: N.T.S.

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drawn	JH
checked	CK
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job number	201517.00

drawing  
**LANDSCAPE DETAILS**

sheet number

**L5.3**

X of XX sheets